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CITY OF HAWAIIAN GARDENS

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City planning
Hawaiian Gardens

GENERAL PLAN

SECTION I INTRODUCTION

A general plan for the City of Hawaiian Gardens, of necessity, is quite different than the typical municipal general plan for cities in the State of California. The City of Hawaiian Gardens has less than one square mile of total incorporated jurisdiction, which is a unique characteristic in itself, calling for an equally distinct approach to its general plan.

A general plan is intended to assist a city and its citizenry as a tool in formulating, and adopting city aims, goals, and objectives. Orderly growth, sound fiscal policies and the enhancement of existing values are objectives to be pursued. A nullification of goal success is quite likely without a well thought-out and seriously considered general plan.

As it has been pointed out by many expert and professional planners, general planning is ordinarily conceived and utilized as just that: "General." The plan points to areas that need attention and outlines key objectives for the City. Basic conclusions are reached during the preparation of a general plan, and they are included in this document.

The City of Hawaiian Gardens General Plan profiles the City's future goals, and proposes action programs. The action programs should be used with independent analysis to account for action-timing, and immediate consequences.



CITY GOALS and OBJECTIVES

Since it's incorporation in April, 1964, the City of Hawaiian Gardens has pursued the road of improvement. A myriad of avenues have been pursued to finance and insure civic betterment. Quality of life for local residents has, as a result, been uplifted during the past nine years of cityhood.

The City of Hawaiian Gardens is dedicated to the primary goal of creating and maintaining a neighborhood community setting conducive to pleasant family living. This family setting is augmented with multiple residential development giving the community the flexibility of a complete range of residential facilities.

In order to further this goal through fiscal means, convenient, and healthy retail areas, and light manufacturing zones will be maintained. The following goals and objectives should be considered with each future action proposal:

1. The initiation of capital improvement programs designed to provide modern facilities and living conditions for local residents and businessmen; such programs shall serve to encourage new residential and commercial development and stimulate and support local investment.

2. The creation and maintenance of a local tax base which can and will support the overall growth potential of the community.

3. The development of a streets and highway network that will serve all vehicular circulation needs; such system shall provide a minimum of conflict and inconvenience through the establishment and proper maintenance of a traffic signal system as recommended in the TRAFFIC SIGNAL SYSTEM STUDY completed for the City in January, 1973, and any future signalization needs.

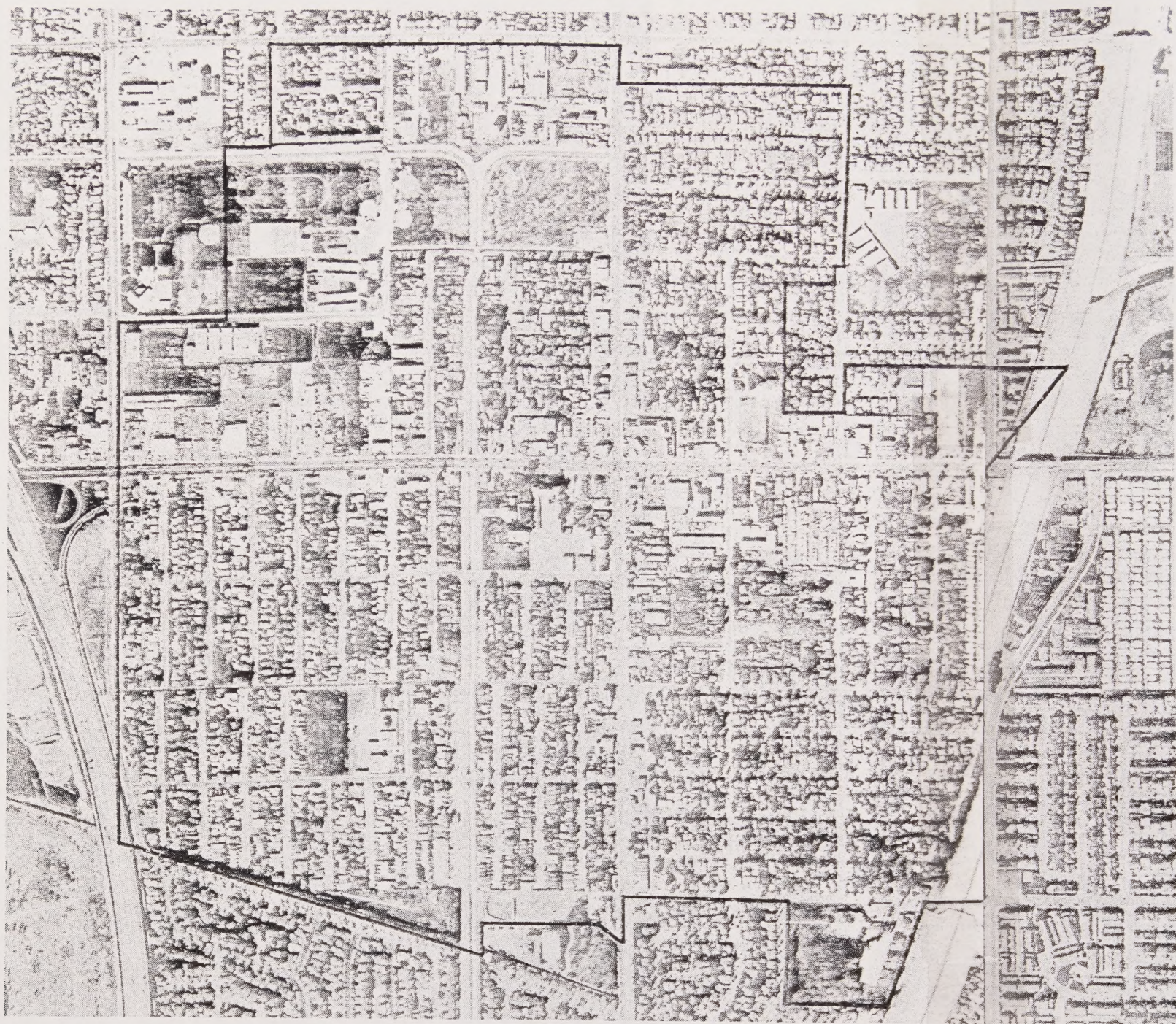
4. The initiation and perpetuation of programs to beautify the City of Hawaiian Gardens throughout, and to conserve, where fiscally feasible, open space and local natural resources.

5. Encouragement of new residential uses to support and encourage high quality commercial and professional development in the City.

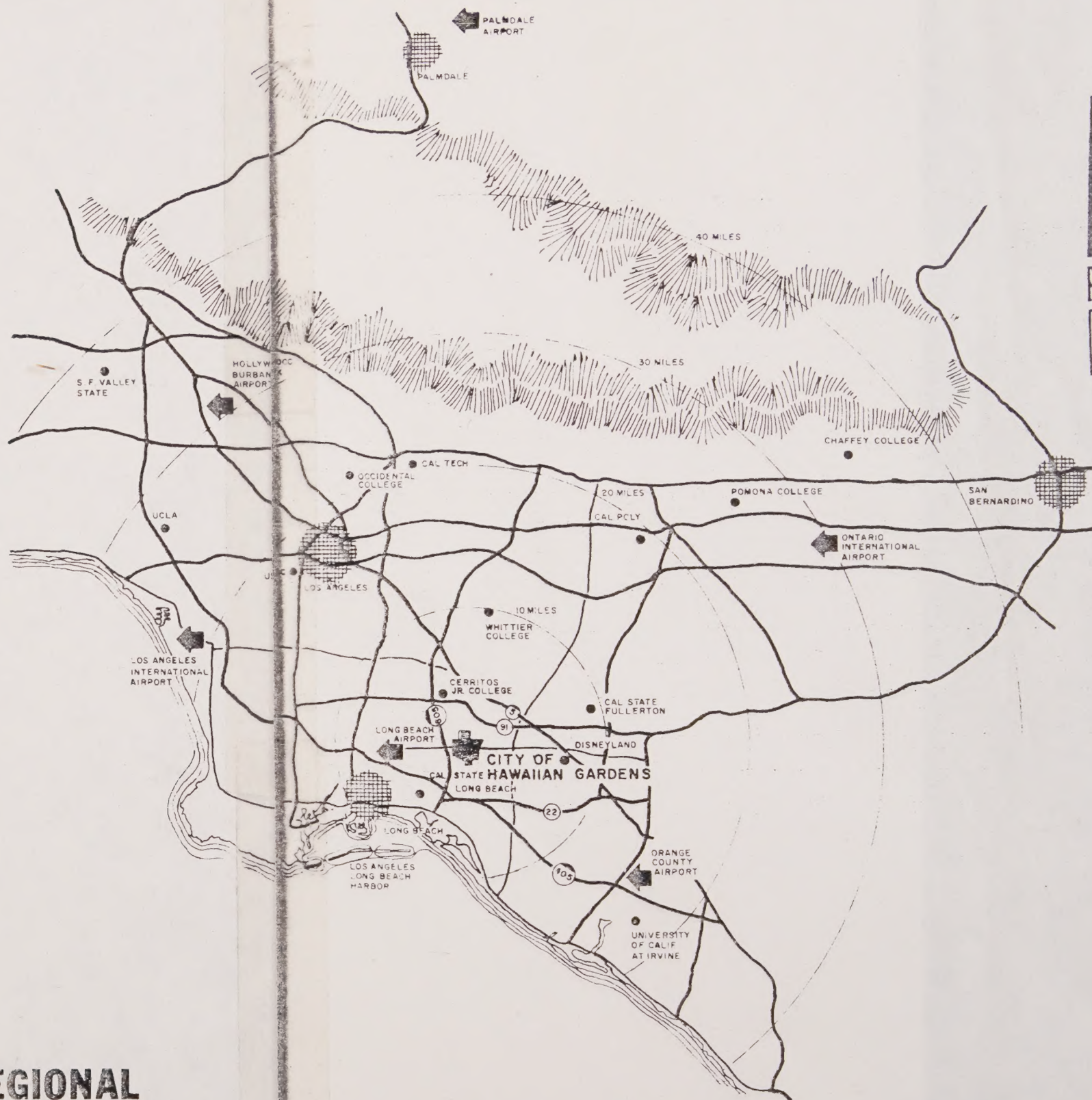
6. Strengthen local employment opportunities through the encouragement of commercial, professional, light industrial and service developments.

7. Fortify public educational opportunities through the development of a neighborhood parks and recreation system, providing open space and leisure time activities for all age groups.

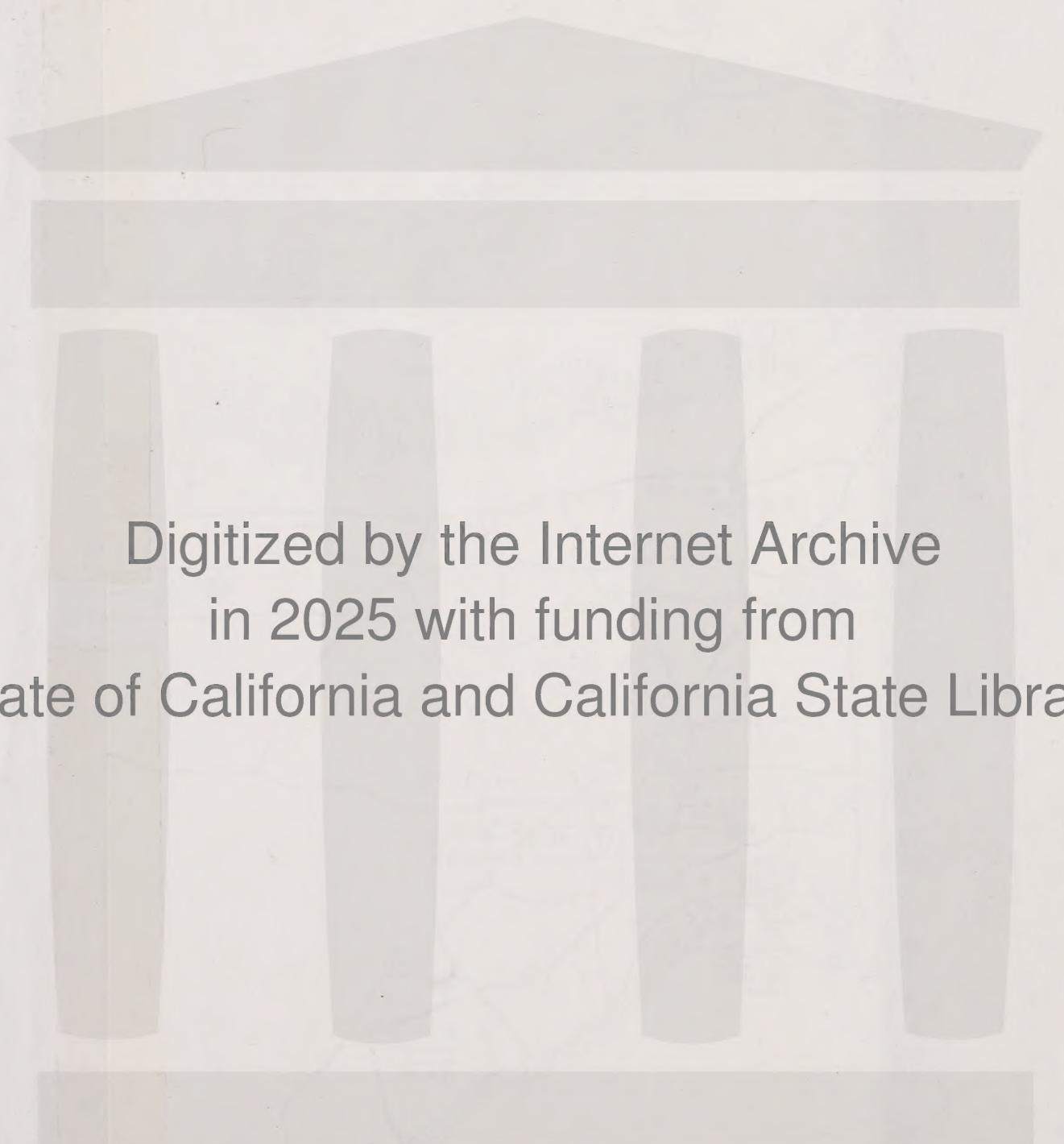
8. Foster and promote public utility improvement through increased service capacities and aesthetically installed facilities.



**AERIAL
MAP**
CITY OF
HAWAIIAN
GARDENS



REGIONAL MAP



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CITY OF HAWAIIAN GARDENS
CITY HALL

EXISTING CONDITIONS REGIONAL ORIENTATION

The corporate boundaries of the City of Hawaiian Gardens perimeter an area of .95 square miles in southeast Los Angeles County. Neighboring cities include: Long Beach, on the south and west; Lakewood, on the west, north and east; and, Cypress, (in Orange County) on the east. The San Gabriel River Freeway, Route 605, travels along the City's westerly boundaries through the corporate limits of Long Beach and Lakewood.

The City is located within the Los Angeles metropolitan area, being approximately 35 miles from downtown Los Angeles. The Hawaiian Gardens community is approximately 5 miles from the Pacific Ocean coastline where Coyote Creek and the San Gabriel River empty. The Coyote Creek Channel traverses the City on the east, while the San Gabriel River channel parallels the City's westerly boundary outside of its jurisdiction.

The vehicle access to the City is excellent. As mentioned, it is served by the San Gabriel River Freeway, Route 605, and is southerly of the Artesia Freeway, Route 91, and northerly of the San Diego Freeway, Route 405. The City is generally bisected by the east-west thoroughfare, Carson Street, which has a 1972 traffic flow count ranging from 35,260 on its westerly section to 26,890 at the City's easterly boundary. The City is also generally bisected by the north-south thoroughfare, Norwalk Boulevard. Norwalk Boulevard has a traffic count of 13,150 at the City's southerly boundary, 16,550 at the City's general midpoint (Carson Street and Norwalk Boulevard), and 13,980 at the City's northerly boundary. A complete traffic signal system study was completed in January, 1973, by Willdan Associates formulating traffic control recommendations, and providing invaluable data.

The City of Hawaiian Gardens is served by the Cerritos Community College District, and the ABC Unified School District. Several State colleges and universities are within short-time driving distance, including: California State University - Long Beach, California State University - Fullerton, and Whittier College.



EXISTING LAND USES

The Land Use Map provided in this General Plan generally describes the physical factors and nature of the community affecting land use development in the City of Hawaiian Gardens. The City is generally surrounded by suburban residential development, and open space development, i.e., Forest Lawn, Cypress; and El Dorado Park, Long Beach. The City is very flat throughout its corporate limits. There are no railroad facilities that serve the City directly, but a station facility is located approximately 3 miles to the north in the City of Artesia at Pioneer Boulevard and South Street.

A former flooding problem, due to the City's flat grade and direct access to the San Gabriel River and Coyote Creek Channels, has been alleviated with the concrete lining of the aforementioned channel, and the construction of the Artesia-Norwalk Storm Drain Channel traversing the community in a north-south direction.

Local storm drains and catch basins have been installed by the City and the Los Angeles County Flood Control District to alleviate most local flooding problems. The Artesia-Norwalk Storm Drain Channel, previously mentioned, is an open concrete lined drain that flows through the City's residential area. The drain is undersized, according to modern-day Flood Control District standards, and should be eventually reconstructed.

The present City of Hawaiian Gardens population is estimated at 10,000. The State of California Department of Finance has certified the population effective October 1, 1971, as 9,850.

When considering the City's large strip of commercial and manufacturing areas, and the approximately 85 acres of open space in the community, it is easily seen that the City is densely populated. The 85 acre open space figure, includes four school sites, four park sites, and flood control channels, but does not account for streets and roadways, sidewalk areas and street parkways and planting.

The major land use in the community, however, is residential development. There are approximately 250 mobile homes in two mobile home parks located along the City's

easterly boundaries along the westerly and easterly sides of the Coyote Creek Channel. There are large portions of the City designated for multiple residential development (R-3 and R-4). A 264 unit apartment complex was constructed in 1971, in the northwesterly section of the community on Centralia Road. A 77 unit apartment complex was constructed the same year at Bloomfield Avenue and Carson Street.

Though mostly developed with single family residences, the area extending northerly from 221st Street along Belshire Avenue, Claretta Avenue, Verne Avenue, and Hawaiian Avenue is reserved primarily for apartment development. The area along Juan Avenue extending southerly from 214th Street can also be described in this manner. Approximately 30 units currently exist in the Juan Avenue area, while a 22 unit complex is currently being completed on Verne Avenue and an 8 unit complex is presently occupied on Hawaiian Avenue. Lots in these areas are quite large and conducive to apartment development.

The area along 214th Street between Norwalk Boulevard and Claretta Avenue is currently designated for R-3, multiple residential, development, however, only one small apartment complex exists in that area. The remainder of the lots along that street are currently developed to single family residential standards.

The remainder of the residential areas in the community are generally developed for single family purposes. Since zoning designations of R-2, limited multiple residential, have been applied to most of the community's residential area, many small lots have been developed with two or more units. The base lot size for all parcels southerly of 221st Street and westerly of Norwalk Boulevard is 25 feet by 100 feet. These lots are all zoned for R-2 development. Lots of the same size and configuration are also found on 211th Street and 212th Street in the community, and currently maintain an R-1, single family residential, zoning designation.

The community has been developed commercially along either side of its main two thoroughfares: Carson Street and Norwalk Boulevard. Small neighborhood

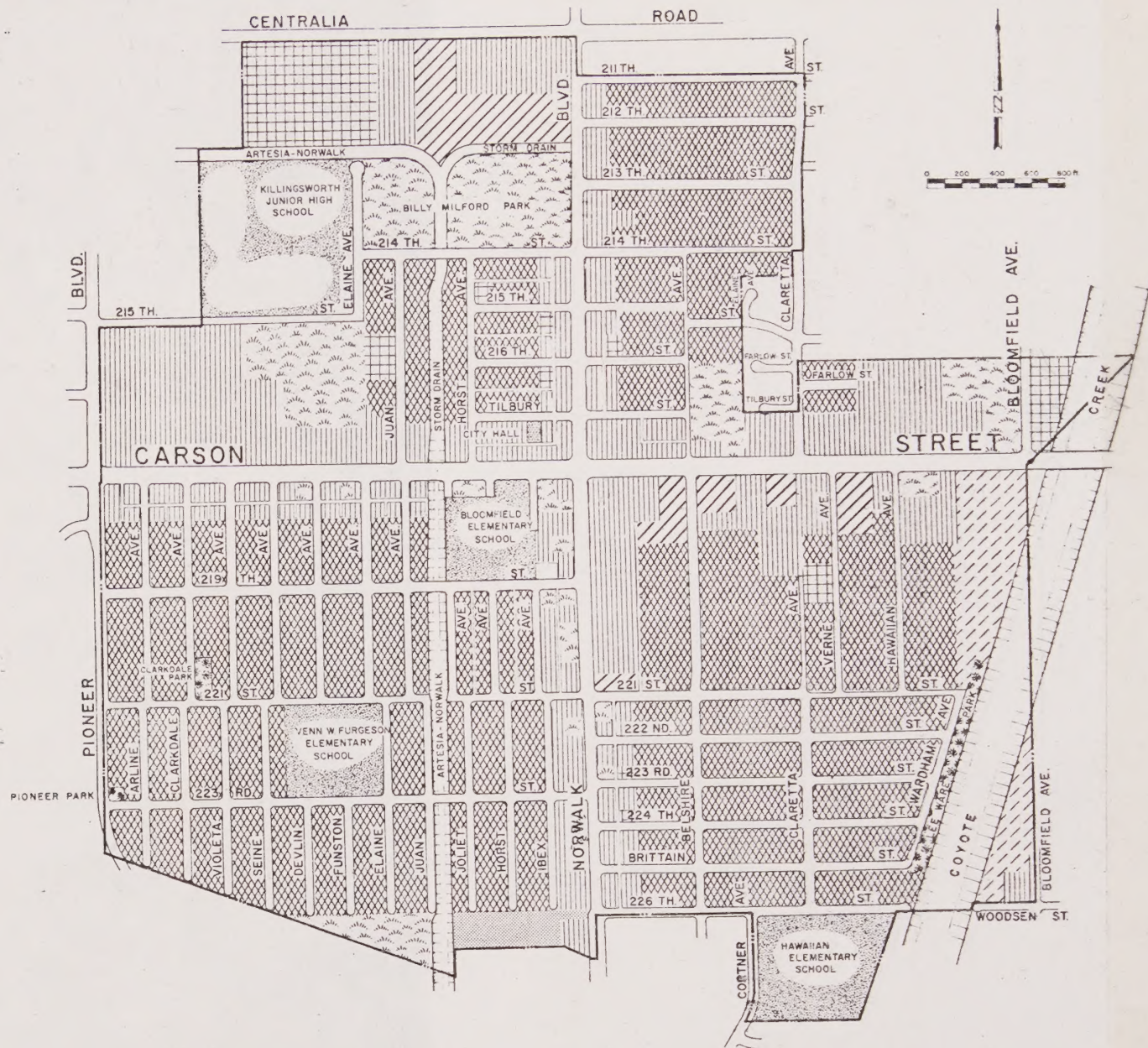
commercial developments exist on Seine Avenue between 219th Street and 221st Street, and at the intersection of Bloomfield Avenue and 226th Street. Centralia Road and a short section of Pioneer Boulevard also have some commercial development.

Carson Street, traveling east and west throughout the community, has been extensively developed for commercial purposes. A new car agency, an Elks Club facility, and three small shopping centers have been constructed along the thoroughfare. Plowboys Market and Mike's Restaurant, currently existing in this area, have gained regional reputations.

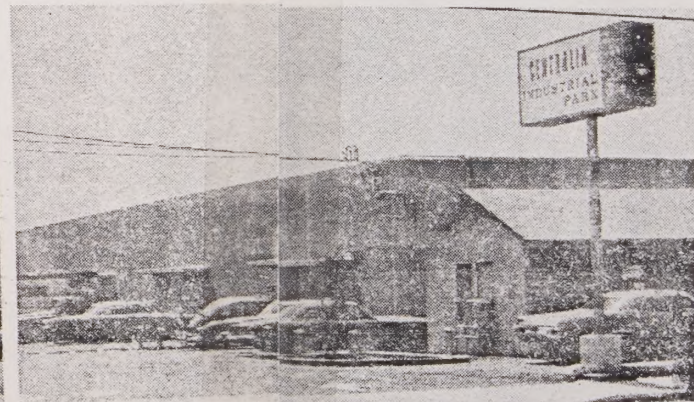
Industrial development has been held to light manufacturing uses since the City's Incorporation in 1964. Prior to that time junk and salvage yards were developed, and two currently remain; one on Carson Street easterly of Belshire Avenue, and one on Norwalk Boulevard, southerly of Carson Street. A new modern light manufacturing industrial park has been developed on Centralia Road.

A 150 bed full service general hospital and medical office facility has been constructed at Pioneer Boulevard and 215th Street. This institution has provided some unskilled employment opportunities to local residents.





LAND USE MAP

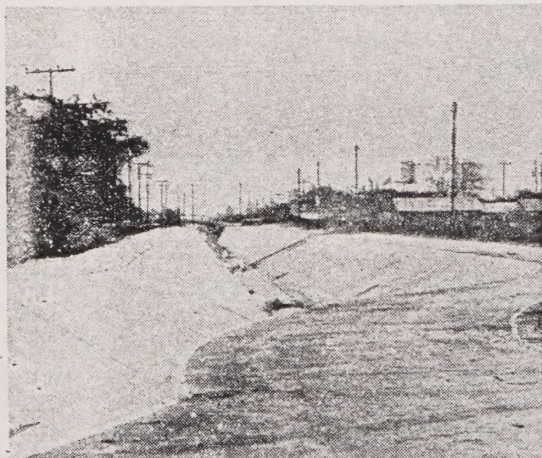


UTILITIES THE STORM DRAIN SYSTEM

The primary storm drain facilities serving the City of Hawaiian Gardens is the Artesia-Norwalk drain and the Coyote Creek Channel. These, and local drains along the extension of 226th Street and along Carson Street and Belshire Avenue have eliminated the City's worst flooding problems.

There are still areas in which flood control facilities need improvement. As previously mentioned, the Artesia-Norwalk drain is an open channel that travels through a heavily populated area. This causes health and safety problems. These problems will have to be solved to assure full economic potential development of the land in the area. It is suggested that the drain be reconstructed so that it is covered and provides a green belt area for local residents.

Extended drainage facilities are also needed along 223rd Street westerly from Juan Avenue, and along Carson Street westerly from Juan Avenue and easterly from approximately Claretta Avenue. It would also be beneficial to the Hawaiian Gardens community to transfer the 226th Street drain, which empties into the Artesia-Norwalk drain, to the Flood Control District for maintenance purposes.



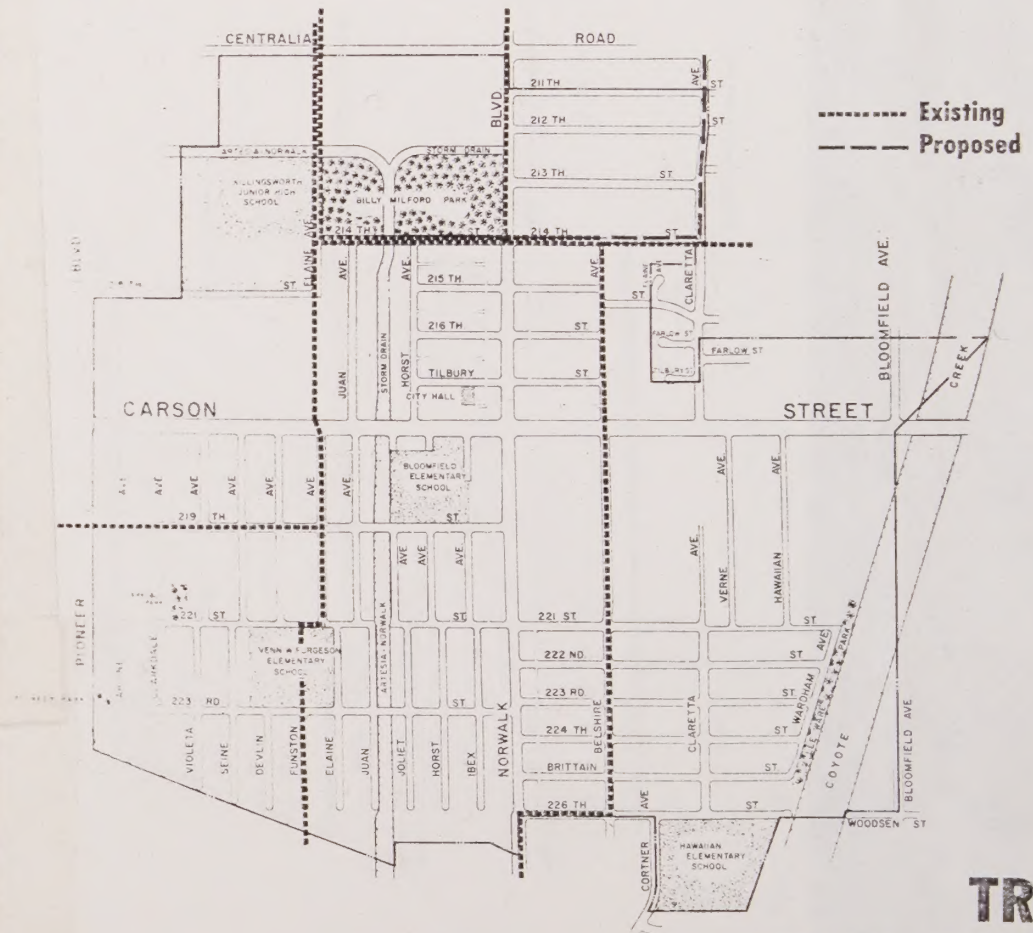
THE SANITARY SEWER SYSTEM

The City of Hawaiian Gardens sanitary sewer system consists of the City main lines located generally in the streets and other public rights of way, and the County Sanitation District trunk lines shown on the map below. The City lies entirely within Los Angeles County Sanitation District No. 19. Sewers are available to all areas of the community and an ordinance has been adopted requiring connection thereto as the property in the area develops.

A relief trunk sewer line was recently constructed by the Los Angeles County Sanitation District which enters the City at Centralia Road at approximately Elaine Avenue. The trunk line travels southerly on Elaine Avenue to 214th Street, then easterly to Belshire Avenue, then southerly along Belshire Avenue to 226th Street, then

westerly to Norwalk Boulevard, and then southerly in Norwalk Boulevard out of the City's jurisdiction. The line runs to a new Sanitation District water renovation plant in the Long Beach area, then to the joint water pollution control plant in San Pedro and finally, having been fully treated, empties into the ocean at White's Point.

The City has obtained approval from the Sanitation District for four City owned main line sewer connections into this trunk line. The connections are planned for the intersections of 215th Street and Belshire Avenue, Carson Street and Belshire Avenue, 221st Street and Belshire Avenue, and 226th Street and Norwalk Boulevard. These connections will provide relief of possible overloads in the City main line system.

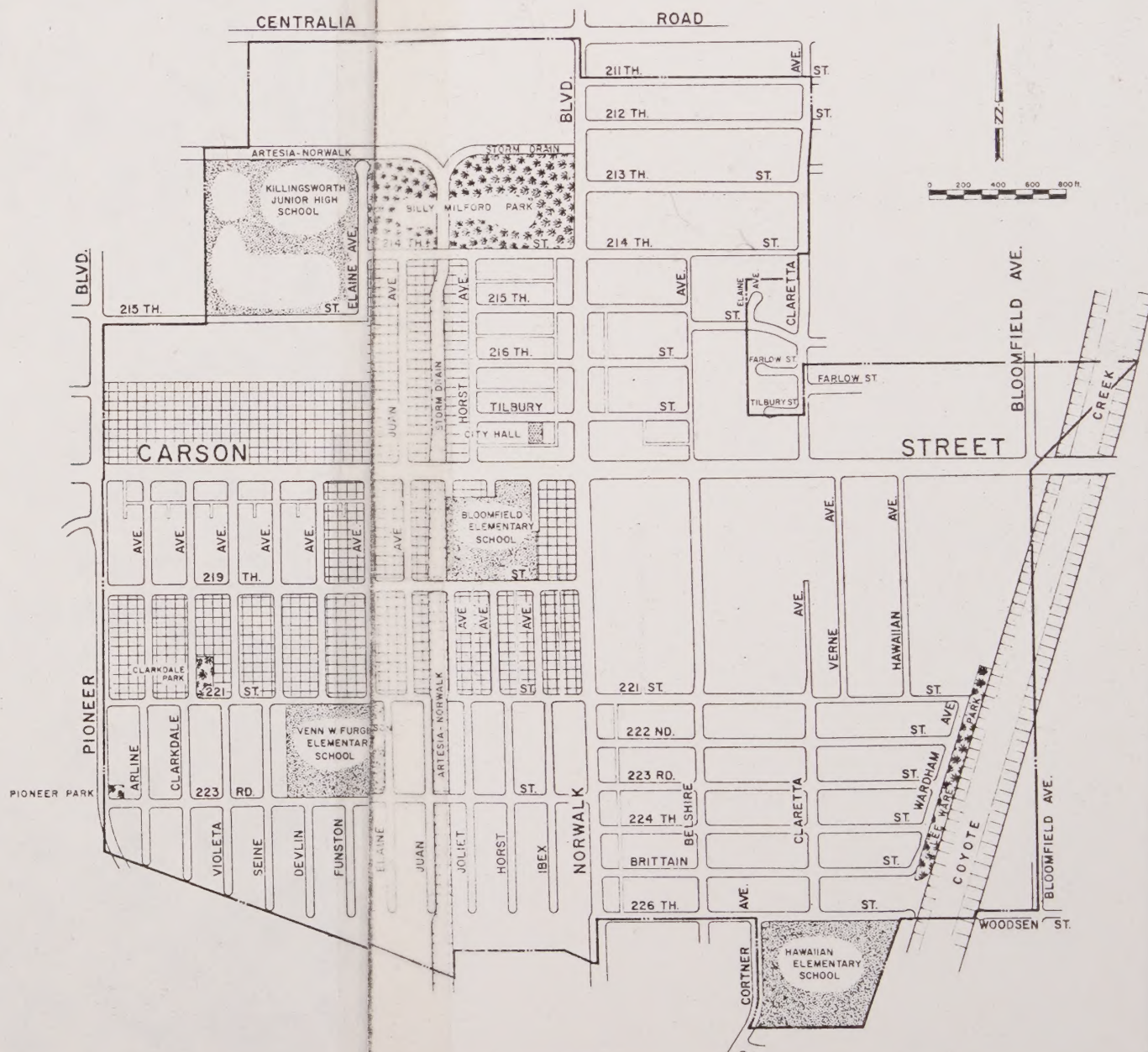
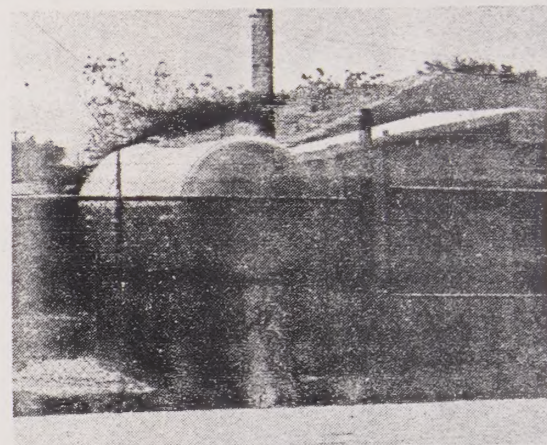


TRUNK SEWER SYSTEM

WATER

The City is served by two separate water companies. The Park Water Company serves an area of the City that can be generally described as west central along both sides of Carson Street. This company's system is inadequate and has created problems for potential developers. The Park Water Company's total flow has been measured at 560 gallons per minute at 20 pounds residual pressure. The Fire Department requires between 2,500 and 3,000 gallons of water per minute for development in that area.

The Southern California Water Company serves the remainder of the community, and has generally provided good service. This company's system, however, is inadequate in some areas of the community and provides a major obstacle to potential developers. The multiple residential zoning along Belshire Avenue south of Carson Street is a prime example of this systems inadequacy.



WATER PURVEYORS

-  PARK WATER COMPANY
-  SOUTHERN CALIFORNIA WATER COMPANY

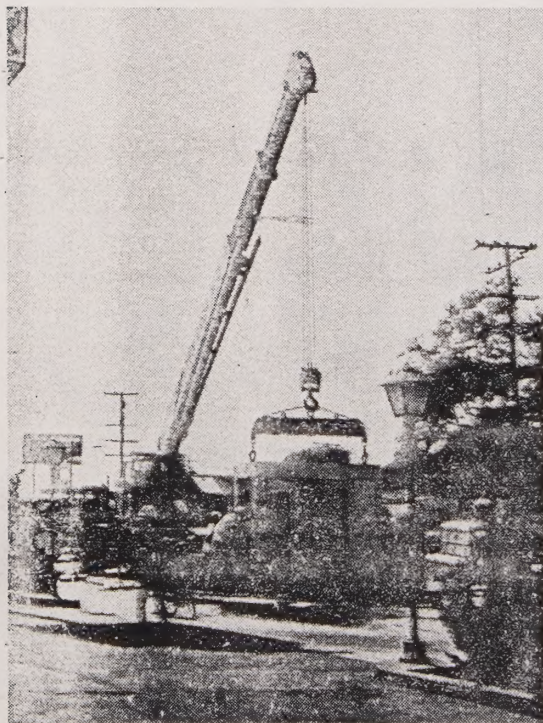
WATER MAP

ELECTRICITY

Adequate electrical supply is provided to the area by the Southern California Edison Company. Specialized services are available to industrial and commercial users with rate depending on demand. There are no substations located in the City.

A 66,000 volt transmission line traverses the City along Norwalk Boulevard on poles approximately 100 feet in height. These poles are located along the westerly side of Norwalk Boulevard in a commercially developed area. The poles are quite unsightly and have created minor problems with potential developers.

Carson Street also has overhead poles along its entirety in Hawaiian Gardens. An undergrounding district has been formed between Horst Avenue and Belshire Avenue along Carson Street, and undergrounding in this area should be completed by September, 1973.



NATURAL GAS

The City of Hawaiian Gardens is served by the Southern California Gas Company, with rates depending on demand. Adequate gas facilities have been provided to the community.

TELEPHONE

Telephone service is provided by the General Telephone Company of California, and is currently adequate. The community is divided by the telephone system at Carson Street into two different exchange areas. This arrangement has caused problems for local merchants with regard to yellow page advertising, but has caused little problem with actual phone service.



POTENTIALS and OPPORTUNITIES

The City of Hawaiian Gardens was incorporated on April 9, 1964. During the first nine years of cityhood, the City has moved steadily towards its development potential. At incorporation, the community had many unimproved dirt streets, which turned to mud thoroughfares during rainy weather. Many properties did not have access to adequate sewer facilities, and flood control systems were practically non-existent.

Prior to incorporation the community developed helter skelter, with many small "do it yourself" residential structures built on 25 foot wide lots. Some of these low income dwellings still exist with little or no improvement outside of the provision of street and utility facilities. Since incorporation, the City has tightened development standards and enforced rehabilitation laws initiating community upgrading and redevelopment.

Freeway access to the community has been improved during the past nine years with the completion of the San Gabriel River Freeway, Artesia Freeway, and the San Diego Freeway. The Hawaiian Gardens community is nearly the epicenter of these freeway intersections.

Carson Street has been improved throughout its entire length in Hawaiian Gardens with landscaped traffic medians and decorative street identification signs. Carson Street is traveled by more than 35,000 vehicles per day, which makes land parcels along the street extremely valuable for potential commercial development. Norwalk Boulevard also provides some excellent commercial development opportunities on a north-south line.

Exploration of Community Redevelopment Act potentials should be

pursued in an attempt to encourage commercial development. With proper planning a large shopping complex could be developed with direct freeway access from the San Gabriel River Freeway and Carson Street, a major traffic arterial. A redevelopment project of this type would increase the City's revenue potential, and thus increase its capability to provide improved municipal services.

Multiple residential developers will also find excellent opportunities in Hawaiian Gardens. Large parcels of underdeveloped land exist for small and medium sized apartment development. The community's close proximity to the heavily single family residential developed communities of Lakewood, Long Beach, and Cerritos indicate the potential multiple dwelling market has not been saturated. East Lakewood, along Bloomfield Avenue and Centralia Road, has been developing into a multiple residential community. The potential still exists for the relatively large lots in Hawaiian Gardens.

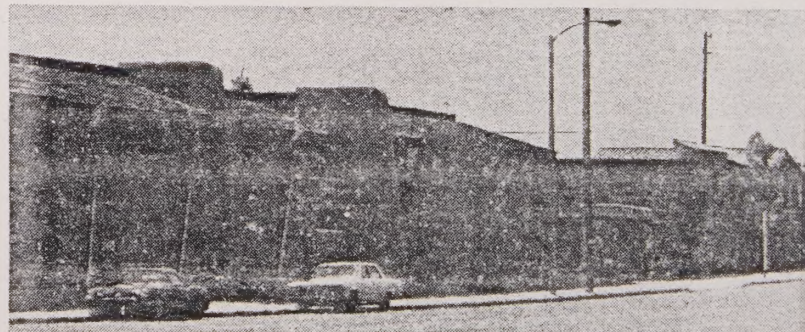
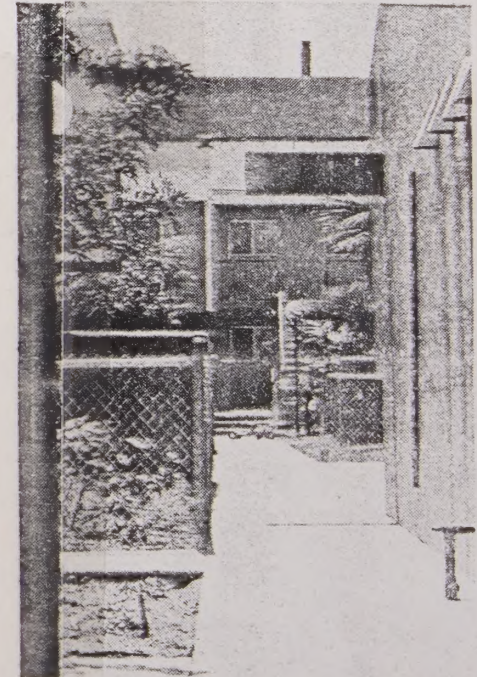
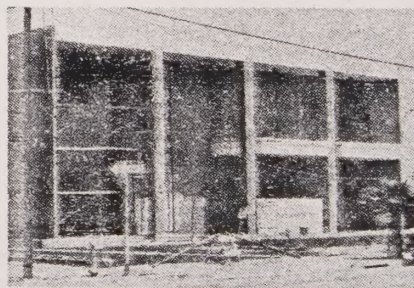
Employment opportunities have increased in the immediate area over the last ten years, and are likely to maintain a growth rate. The community's close proximity, via the freeway network, to

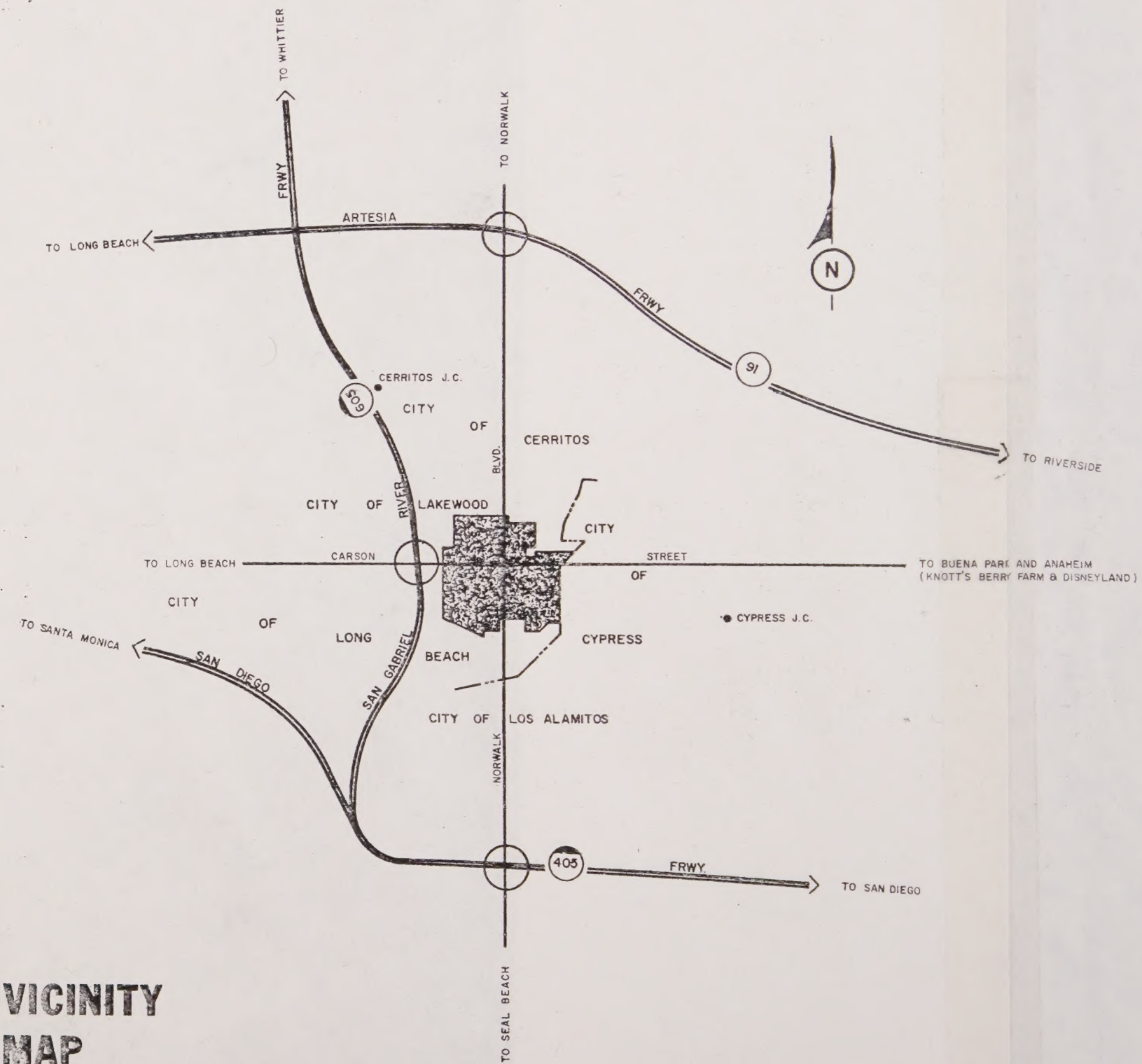
major educational and tourist facilities also enhances its potential apartment development.

The City of Hawaiian Gardens is strategically located along the San Gabriel River Freeway approximately midway between the Artesia Freeway and the San Diego Freeway. This location, with its proximity to Knott's Berry Farm, the Movieland Wax Museum, Disneyland and other tourist attractions, greatly enhances its commercial and residential development potential.

The large amount of traffic currently carried by Carson Street also points to this potential. A business located on Carson Street will be exposed to more than 35,000 vehicles per day. This exposure factor alone points to unused potential.

In achieving its potential growth, the City must not be content to maintain the status quo, but must take positive action and initiative to meet the requirements for private investment. For example, it must take active steps to eliminate, as far as possible, obstacles to the orderly development, and elimination of local blight. With positive action in this area, a wide range of developable parcel sizes should be available.

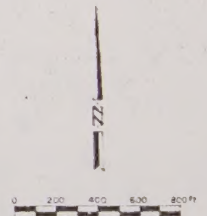




VICINITY MAP

City Of Hawaiian Gardens

- - - - - ARTERIAL ON EXISTING ALIGNMENT
 - - - - - COLLECTORS ON EXISTING ALIGNMENT
 - - - - - INTERSTATE HWY ON EXISTING ALIGNMENT
 - () - EXISTING INTERCHANGE



15

TYPICAL OBSTACLES and PROBLEMS

Local Realtors, residents and current developers were asked to identify those factors which have limited the City's growth, and which, if incurrected, will defer its future progress. The following factors were identified as the most significant deterrents to future progress: Local traffic problems, poor City appearance, poor City image, air pollution, existing deteriorating buildings, and poor water utility delivery.

The interior vehicle circulation system is adequate for the City of Hawaiian Gardens. All parts of the community are easily accessible to local residents. Traffic problems have existed, however, on Carson Street due to the large easterly oriented traffic flow through Hawaiian Gardens. A traffic signal system study conducted by Willdan Associates, January, 1973, funded by the State of California Traffic Safety Program, recommends vital signalization solutions to this problem.

Newer developments in the City of Hawaiian Gardens have been constructed in a manner that is aesthetically satisfactory. However, there are many areas in the community which are eyesores and discourage potential development. If the City is to maximize its development potential, such blight must be eliminated or reduced, controlled and prevented in the future.

In the past the City's image has suffered from the blighted areas. Some lending institutions refused to issue loans in the City of Hawaiian Gardens. This condition has been virtually eliminated through an active public information and community promotion program conducted by the city. Such events as the Annual Hawaiian Gardens Open Golf Tournament and the Community Parade, sponsored by the local Chamber of Commerce, have received wide Southern California recognition.

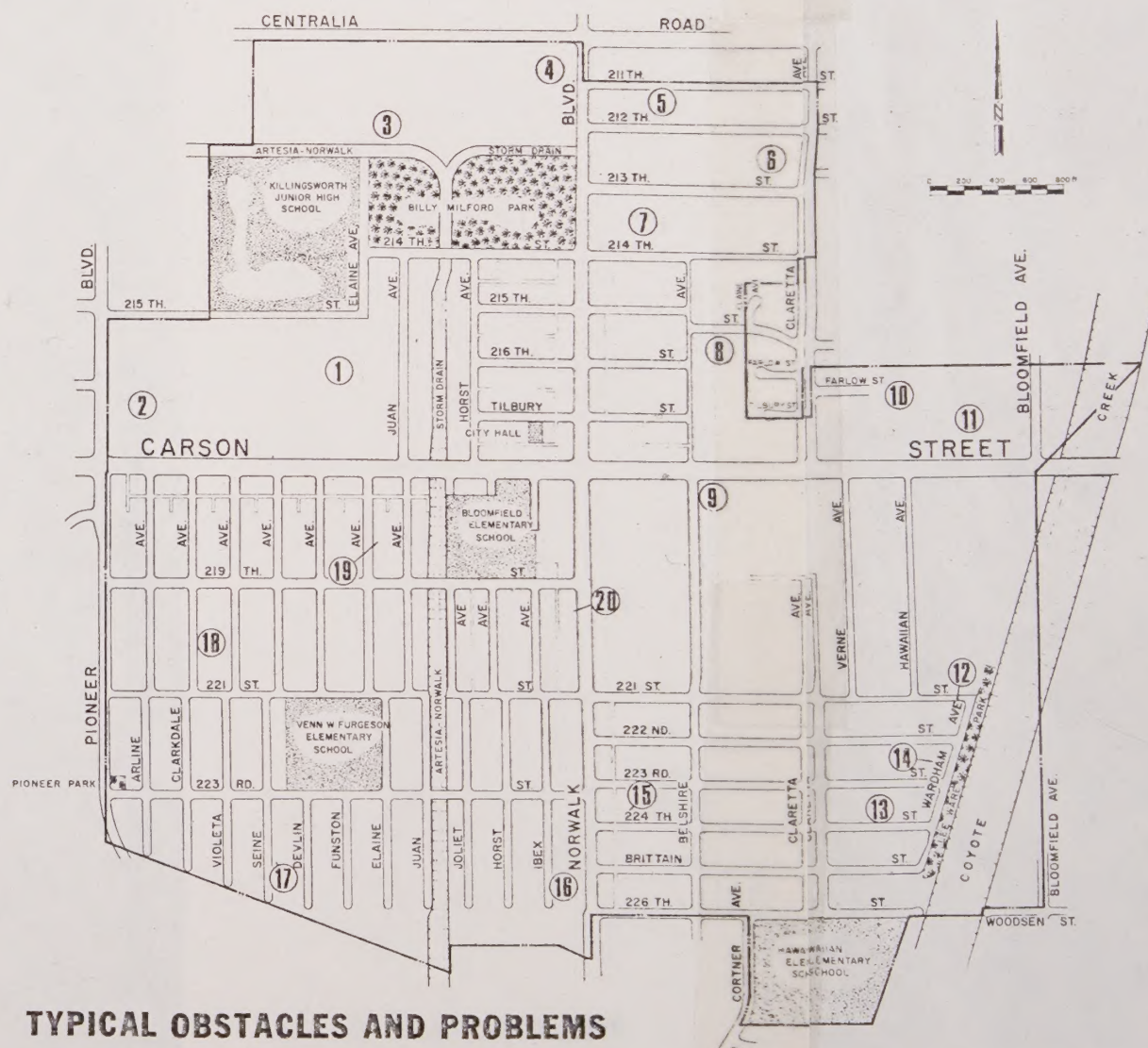
The Los Angeles County Air Pollution Control District has jurisdiction over air pollution in the City. This agency is actively working to reduce air pollution throughout the County of Los Angeles.

Existing substandard structures and unsightly buildings have played a part in deterring community improvement and

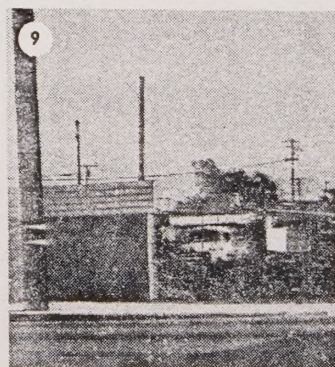
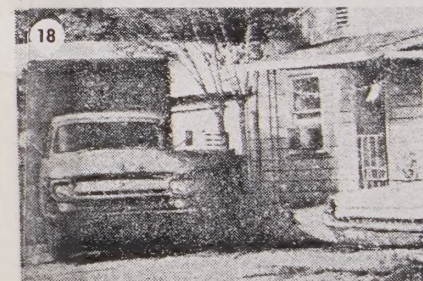
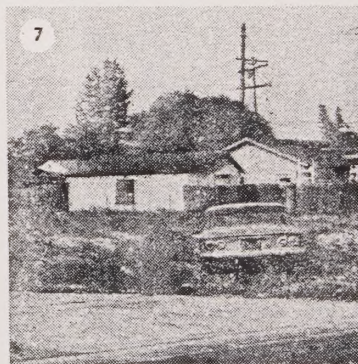
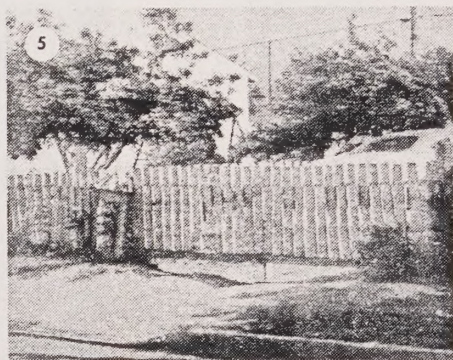
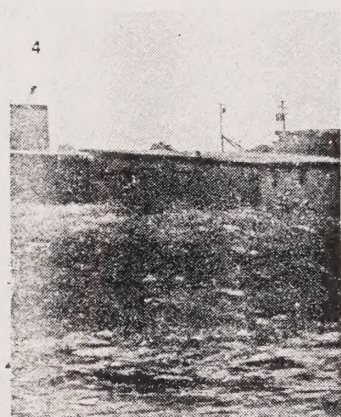
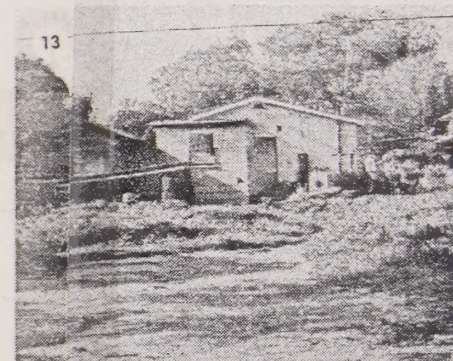
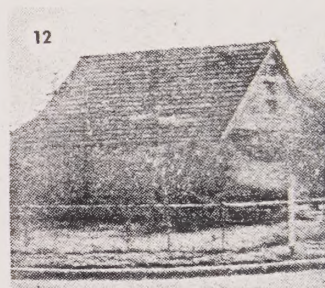
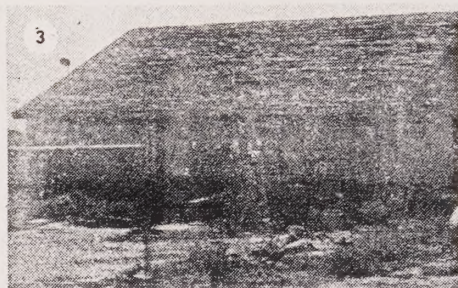
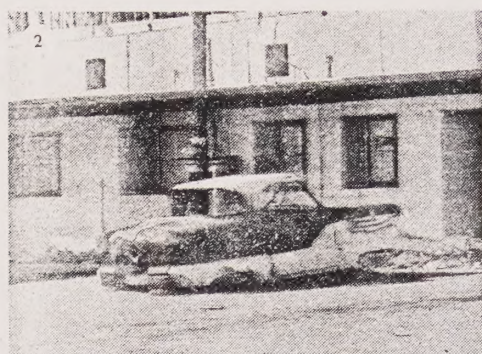
retarding the improvement of the city's image. The City Council has initiated and is maintaining a comprehensive and strict rehabilitation program through the Building Department. A major problem relative to substandard structures is that 51.9 percent of the City's dwelling units are renter occupied, indicating a large percentage of absentee land owners. The 1970 Federal Census showed that fifteen local residential units lacked plumbing facilities and twelve dwellings lacked kitchen facilities. This points to the fact that absentee land owners are reluctant to invest in rental unit improvements. The City's

rehabilitation program is aimed at solving this situation.

As indicated above the water utility system in parts of the City is entirely inadequate. The City Council has explored the possibility of acquiring the system, or parts thereof, in order to improve local development potential. The lack of water capacity definitely retards community development. The City should explore means to improve local water service, including a study of the feasibility of acquiring and operating some or all of the existing systems.



TYPICAL OBSTACLES AND PROBLEMS



SECTION II

INTRODUCTION

A General Plan exhibit illustration is included in this final document. The plan is intended to provide a framework for the guidance of growth, development and the transformation of the City of Hawaiian Gardens during the next several years into a neighborhood community setting more conducive to pleasant family living.

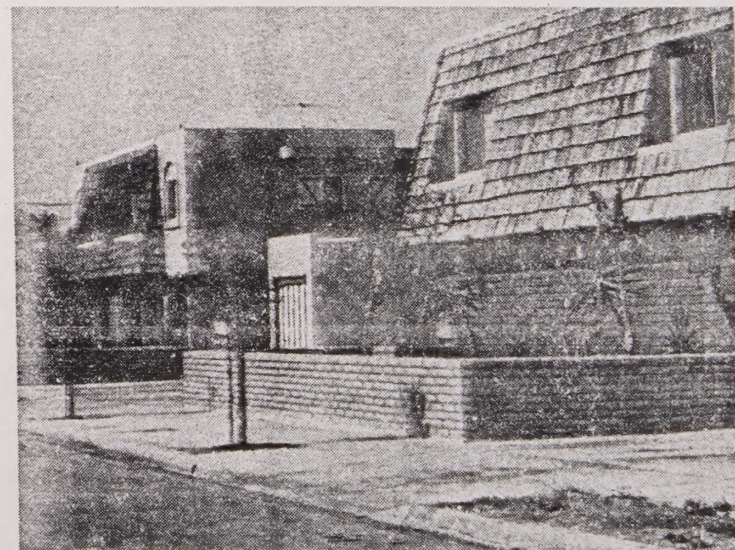
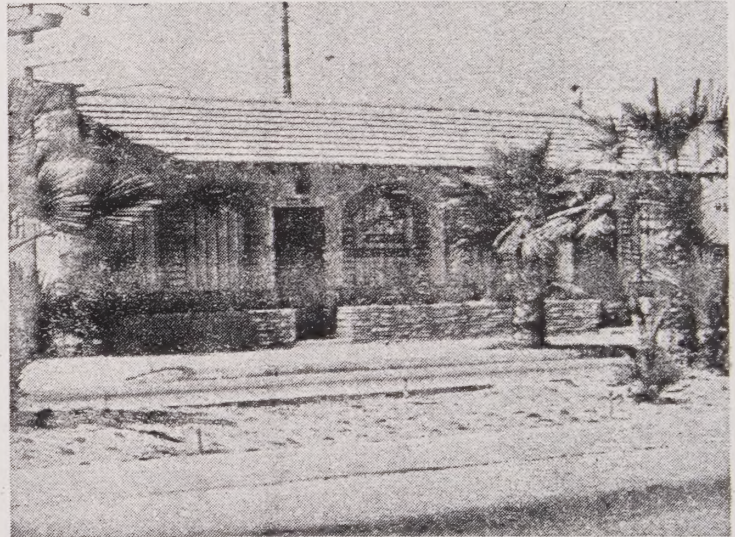
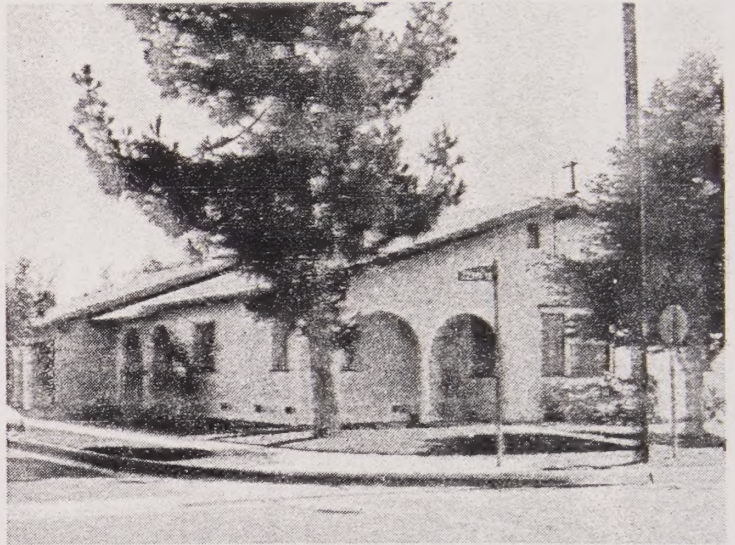
In the drafting process of this Plan it was necessary to go well beyond the City limits in outlining land use and circulation patterns for Hawaiian Gardens. City boundaries fade in a densely developed metropolitan area, and the City of Hawaiian Gardens nor its neighboring community should be viewed as islands within themselves.

Where available, adopted master plans in adjoining areas have been reviewed and considered in depicting the City of Hawaiian Gardens General Plan. In some areas judgement factors had to be used in rounding out the probable future land use pattern surrounding the City, where gaps and outdated master plan solution currently exists.

The Plan is based on current objectives, facts, information and proposals. Some of the elements that form the basis of the General Plan concept are likely to change during future years. It is, therefore, recommended that the City of Hawaiian Gardens General Plan be periodically reviewed and updated by the Planning Commission and the City Council, taking into consideration the changes occurring, from time to time, within the City, as well as the completion and updating of plans in the surrounding community.

The spectacular growth of California, especially Southern California, continues. The City of Hawaiian Gardens is strategically located to prosper from this growth. However, the problems attendant to urban growth are among the most critical facing local government. This plan is intended to assist local leaders and residents to maintain step with urban growth and progress.

It cannot be over emphasized, however, that the General Plan concept is a "Living" objective. Continuing review and change must, of necessity, take place.



LAND USE ELEMENT

The basic concept for future utilization of land within the City of Hawaiian Gardens includes developing, or redeveloping, residential areas and providing convenient commercial areas for residents. Commercial development will be emphasized for sales tax production to be utilized to maintain necessary municipal service for residential areas. Light industrial enterprises will be preserved in limited areas.

Various sections of this General Plan will illustrate and address all land use objectives for the community, but the City will primarily be one of residential and commercial development. Other uses include: light industry, open space, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, vehicle circulation, utilities and communication facilities, storm water and drainage facilities, and church and assembly facilities.

RESIDENTIAL

The primary land use designation in the City of Hawaiian Gardens General Plan is residential. Current zoning designates a majority of the City's residential areas for R-2, limited multiple residential. These lots range in size from 2,500 square feet to approximately 6,600 square feet.

Efforts have been initiated by the City Council and Planning Commission to prohibit the construction of single family residences on lots with 25 foot widths. Most such lots are currently zoned R-2, which permits one dwelling unit per 2,500 square feet of area. Further efforts to change the current "25 foot lot" sizes should be taken, and no avenue, including redevelopment, should be overlooked. These lots are generally located along Pioneer Boulevard southerly from Carson Street and in the areasoutherly of 221st Street between Norwalk Boulevard and Pioneer Boulevard.

There are other "25 foot lots" in the community that are currently zoned R-1, single family residential. These lots are located along 212th Street and 211th Street between Norwalk Boulevard and Claretta Avenue. Lot size expansion proposals should be considered for this area also.

Existing R-2 lots between Pioneer Boulevard and Norwalk Boulevard southerly of Carson Street to 221st Street, are generally 6,000 square foot lots. Strong consideration should be given to changing the zoning designation for this area, and reserving the area for R-1, single family residential, development. The 6,000 square foot lot size is the generally accepted standard size for R-1 development.

Another large existing R-2 zoned area in the City lies southerly of 221st Street between Norwalk Boulevard and the Coyote Creek Flood Control Channel. This area is known as Tract No. 7114. Lots in this area are generally 50 feet by 106 feet in size, or 5,300 square feet. This area should be considered for a change of zone to reflect single family residential development in the future.

The City of Hawaiian Gardens has some excellent areas for large-lot multiple residential development. Juan Avenue extending northerly from Carson Street to 214th Street provides large lots, as does the westerly side of Horst Avenue between the same street limits.

Other areas where R-3 or R-4 multiple family residential development is ideal, include 213th Street and 214th Street between Norwalk Boulevard and Claretta Avenue. Currently zoned R-4 property southerly of Carson Street and extending along both sides of Belshire Avenue, Claretta Avenue, Verne Avenue, and Hawaiian Avenue, also provide excellent large residential development opportunities. Limited multiple residential opportunity (R-2) may be maintained adjacent to commercial areas for an appropriate distance on either side of Norwalk Boulevard and Carson Street.

With the implementation of these residential guidelines, the City's population may reach as high as 15,000 to 18,000, depending on the density factors used by multiple residential developers. These developers are limited primarily by off-street parking regulations and landscaping standards.

Currently there are four elementary schools (three entirely within the city) serving the community, and these should not be overburdened with the full utilization of this City's potential growth. The

Killingsworth Junior High School may need expansion however, with the culmination of Hawaiian Gardens full potential development.

COMMERCIAL

Commercial development is currently maintained along Norwalk Boulevard and Carson Street. Commercial enterprises are also located on Centralia Road and Pioneer Boulevard. Those commercial developments currently outside of commercial zones should be encouraged to relocate to an area better suited for their establishments.

Excellent development, and redevelopment, areas exist on Carson Street for commercial enterprises. The General Plan continues to emphasize these areas for the production of sales tax revenues and increase in the local assessed value. Professional and service uses are not excluded, but encouraged to locate in two basic areas: along Pioneer Boulevard northerly of Carson Street, and in the area of Norwalk Boulevard and 214th Street.

In detailing planning phases which may follow the adoption of the General Plan, attention should be given to establishing incentives that will bring sound commercial and professional development into the City. The General Plan takes the position that the amount of commercial development in the City need not be limited by planning policy.

The City's major arterials, and excellent freeway access allows the community a circulation system capable of accomodating large commercial development. Proposals that may utilize Community Redevelopment Act powers should not go unexplored.

Efforts should be maintained to see that all commercial uses will be environmentally compatible with their surroundings. It is proposed, however, that the amount and location of commercial development in the City be generally determined by the region's economic climate.

Positive steps should be pursued by the City in respect to encouraging commercial development. First, the City zoning ordinance should impose development

standards that will heighten the quality and visual appearance of the City necessary for the success of commercial development. This is consistent with the City's goal of beautification.

Secondly, during the detailed planning phases to follow adoption of the General Plan, locations appearing to have outstanding commercial potential (exposure, size and access) should be identified. Studies on commercial potentials of these areas may bring to light development opportunities that would otherwise go unnoticed. This action is consistent with a City goal of providing commercial development incentives, and the creation and maintenance of a local tax base which can and will support the overall growth potential of the community.

INDUSTRIAL and MANUFACTURING

The General Plan calls for a single manufacturing use designation for the City. Currently the City has two areas that permit M-1, light manufacturing, development. These areas are designated on the land use map included in this document and are generally located at Centralia Road westerly of Norwalk Boulevard, and along the southerly line of Carson Street easterly of Norwalk Boulevard.

The M-1 zoning designation is quite broad, and permits some uses that may be quite obnoxious to residential development. With the compactness of Hawaiian Gardens it is suggested that a thorough and detailed study be made of all permitted M-1 uses, and those that are highly incompatible with residential and commercial development should be deleted.

The manufacturing area on Centralia Road has been expertly developed into a functional light manufacturing industrial park. This area should be maintained with proper control so that the environmental quality of that area is not significantly affected.

The current light manufacturing area along Carson Street because of its excellent access and lot sizes may be conducive for industrial park possibilities and therefore should remain designated for M-1 uses. However, this area should be seriously

considered for future commercial development.

The City has taken steps to abate unsightly junk, salvage and automobile dismantling operations in the community. These efforts should be followed up, and enforced.

PARKS and RECREATION

The General Plan reflects a City policy initiated with the adoption of an Interim Open Space Plan in January, 1973, calling for the promotion and development of more neighborhood parks into the residential areas of the community currently lacking such facilities. The City's goal in this respect is to provide open space and recreational activity areas for local residents.

It is also a stated goal of the community to secure and develop the Billy Milford Park area, currently owned by the Catholic Archdiocese of Los Angeles and leased by the City for park purposes, located at 214th Street and Norwalk Boulevard. This area and perhaps one large area in the southerly section of the community should provide the major recreational activity facilities for Hawaiian Gardens. The City should continue to maintain recreation programs at the various public school locations which comprise approximately 7 percent of the total area of the City.

Efforts should be made to reconstruct the Artesia-Norwalk Storm Drain to provide a covered channel for a central community green belt area. This proposal has been submitted to the Los Angeles County Sanitation District.

CIVIC CENTER

A Los Angeles County Health Department and Probation Department facility have been proposed for development in an Hawaiian Gardens Community Civic Center. Also slated for inclusion in the Civic Center are facilities for the Department of Public Social Services and a Public Library. To complete a complex with these facilities, a City Hall should be included.

Other facilities that should be pursued for inclusion in a Civic Center complex include:

A United States Post Office facility, an auditorium or multi-purpose recreational structure, private professional office facilities, and any other State, County or Federal service function office.

The General Plan proposes the area of 214th Street and Norwalk Boulevard as an excellent Civic Center location. Raw undeveloped land is available here, and the regional County offices would be strategically located to serve the surrounding community.

The City is served by the Consolidated Fire Protection District of Los Angeles County, who maintains a Station, No. 34, at 21207 Norwalk Boulevard. The station structure was constructed by local residents and donated to the County many years ago, and badly needs revitalization. The General Plan proposes that efforts should be made to urge the fire service to locate a new modern station facility to serve Hawaiian Gardens and the surrounding area.

WASTE DISPOSAL and STORM DRAINS

The sewage trunk system within the City of Hawaiian Gardens is a part of the Los Angeles County Sanitation District network, and, in conjunction with the City main line system, has the capability to satisfy the development anticipated by the General Plan. The treatment and disposal of locally produced waste is accomplished in various facilities existing, under construction and proposed.

The City's drainage system is nearing completion. It has been mentioned previously, however, that a proposal has currently been submitted to the Los Angeles County Flood Control District to reconstruct the currently undersized Artesia-Norwalk Drain and construct a covered facility allowing utilization of the surface area for landscaping and recreational purposes. Other smaller local drains have also been proposed, but the City of Hawaiian Gardens Storm Drain network is nearly complete.

As mentioned previously in the introductory section of this General Plan, efforts should be made to transfer the 226th Street drain to the County Flood Control District for maintenance. This drain has regional capabilities and logically belongs in the regional network.

CIRCULATION ELEMENT FREEWAYS

The principal regional freeway facility serving the City of Hawaiian Gardens is the north-south San Gabriel River Freeway, Route 605. This freeway is located totally outside Hawaiian Gardens jurisdiction but provides a major regional vehicle circulation connection for the community.

The San Diego Freeway, southerly of Hawaiian Gardens, and the Artesia Freeway, northerly of the community, provide the City with exceptional freeway access, without the use of local land for freeway purposes. The San Gabriel River Freeway, and the on and off ramps at Carson Street, enhances local commercial development potential.

A recent traffic signal system study conducted by Willdan Associates shows that freeway access traffic tremendously effects the community's major arterial, Carson Street.

ARTERIALS

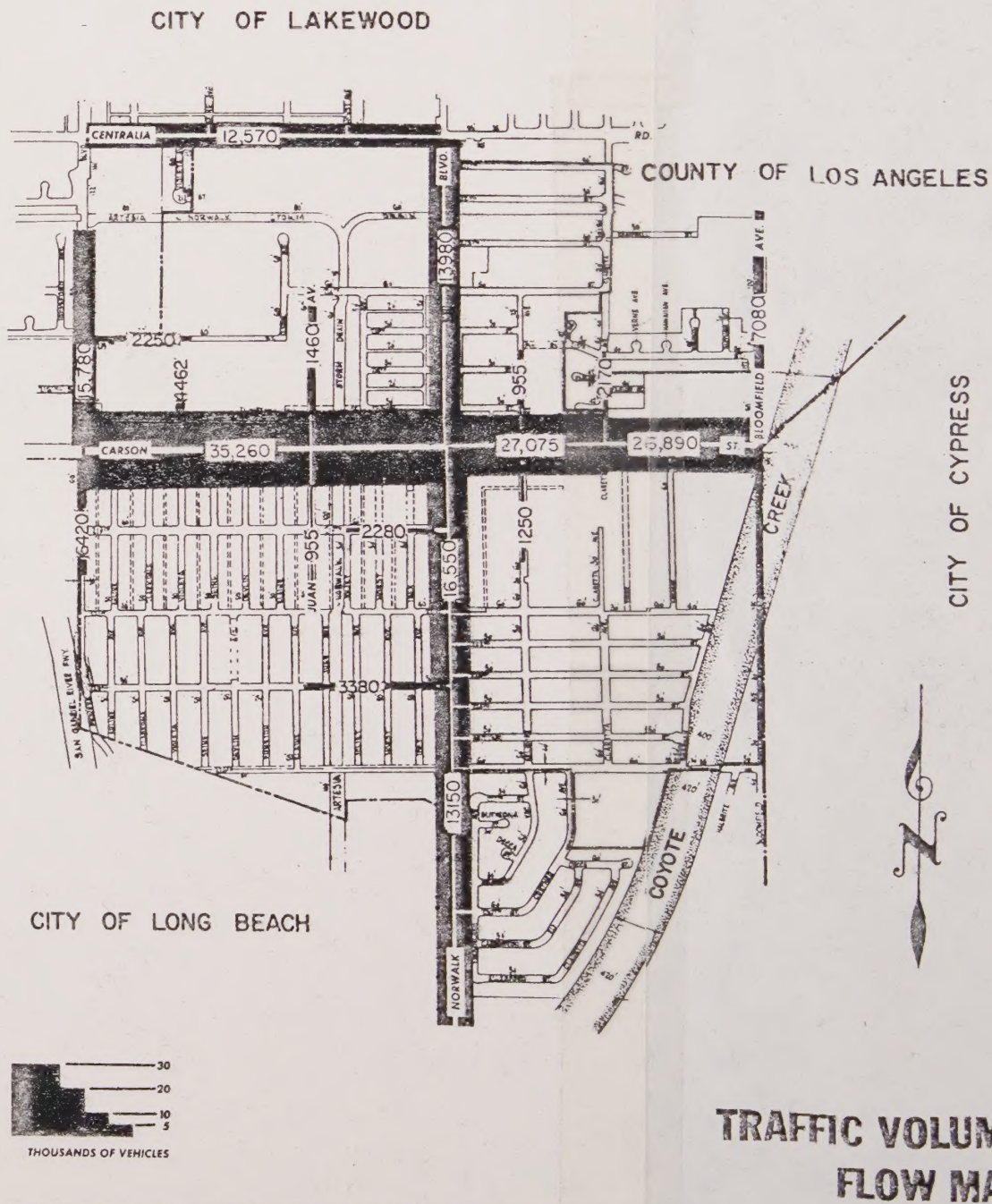
The principal east-west traffic arterial serving the City of Hawaiian Gardens is Carson Street, which is currently a four-lane highway with raised landscaped traffic medians and left-turn pocket separations. The City is served by Centralia Road, also in an east-west direction, as a secondary along it's northerly boundary. Traffic counts along this thoroughfare show 12,570 for the City of Hawaiian Gardens.

The City is served by three major north-south highways, including Pioneer Boulevard, Norwalk Boulevard, and Bloomfield Avenue. Pioneer Boulevard northerly from Carson Street is currently improved with raised traffic medians and four lanes. Southerly of Carson Street and the San Gabriel River Freeway off-ramp intersection, the street currently has two lanes, and is unimproved on the westerly side, which is located in the City of Long Beach.

Norwalk Boulevard has four existing traffic lanes throughout the City of Hawaiian Gardens. However, the street does need improvement in and along its length. The area northerly of Carson Street

requires the installation of commercial sidewalks in some scattered areas. The area southerly of Carson Street needs improving on the westerly side generally

between 219th Street and 221st Street, and between 221st Street and 223rd Street. Small portions of the sections described have been fully improved.



HIGHWAY SYSTEM COMPATIBILITY

The pattern of north-south streets, spaced at approximately 1/2 mile intervals, provide a high level of arterial service along Carson Street. This pattern is consistent with the overall County Master Plan. These highways, and Carson Street, are planned for development for not only local purposes, but also by regional criteria. Most of the traffic generated on Carson Street is generated from outside of the City of Hawaiian Gardens; traffic generated internally within the City represents only a portion of the total load that must be accommodated on the City's arterial system.

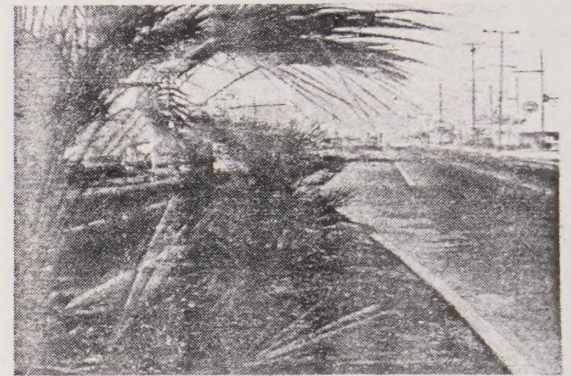
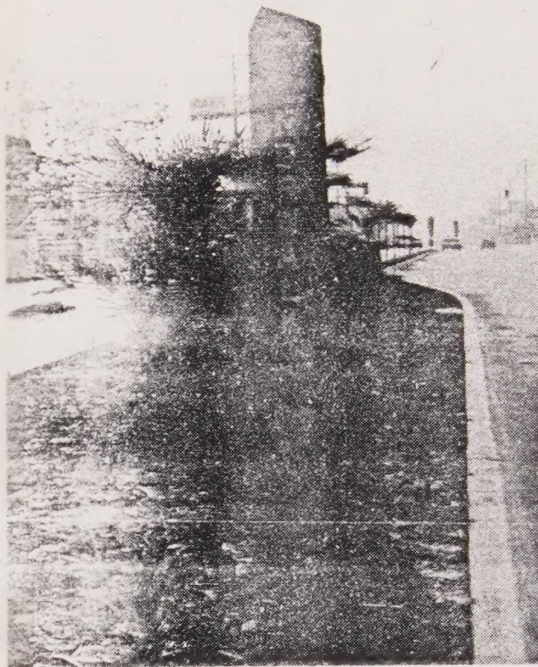
CIRCULATION COLLECTOR SYSTEM

Circulation system improvements that primarily concern City interests include improvements to the collector streets that provide access from the major arterial system to individual property holdings. The City's Select System of Highways, adopted by the City Council, and approved by the State, is provided in this General Plan. Improvements to 223rd Street should be planned in the immediate future. This thoroughfare provides access from the arterials of Pioneer Boulevard and Norwalk Boulevard. The south side of this street needs widening and sidewalk improvements.

TRANSPORTATION

The Southern California Rapid Transit District provides bus service to and within the City of Hawaiian Gardens and adjoining areas. Efforts should be made through the District to improve the public transportation system from the Hawaiian Gardens community to areas outside of the City.

Not listed as a priority item, the City may wish to explore the feasibility of establishing a mini bus system for local commercial areas to serve elderly residents in local mobilehome parks, and to serve the underprivileged who have need of transportation. This service should perhaps not be explored until after the culmination and completion of a civic service center complex.



HOURLY TRAFFIC VOLUME VARIATION—NORWALK BOULEVARD

HOURLY TRAFFIC VOLUME VARIATION

SOUTH OF CENTRALIA ROAD

NORTH OF 226TH STREET

HOURLY ENDING	Hourly Volume	Percent of Daily	Hourly Volume	Percent of Daily
1:00 A.M.	125	0.9	110	0.8
2:00	90	0.6	90	0.7
3:00	55	0.4	50	0.4
4:00	15	0.1	30	0.2
5:00	15	0.1	25	0.2
6:00	70	0.5	140	1.1
7:00	315	2.3	380	2.9
8:00	690	4.9	645	4.9
9:00	775	5.5	380	4.4
10:00	695	5.0	850	6.5
11:00	860	6.2	680	5.2
12:00 NOON	920	6.6	730	5.6
1:00 P.M.	970	6.9	830	6.3
2:00	965	6.9	725	5.5
3:00	1025	7.3	885	6.7
4:00	1005	7.2	960	7.3
5:00	1095	7.8	1210	9.2
6:00	1015	7.3	1080	8.2
7:00	915	6.5	860	6.5
8:00	750	5.4	710	5.4
9:00	525	3.8	550	4.2
10:00	465	3.3	510	3.9
11:00	325	2.3	310	2.4
12:00	300	2.1	210	1.6
24 HOUR TOTAL	13,980	100.0%	13,150	100.0%

HOURLY TRAFFIC VOLUME VARIATION—CARSON STREET

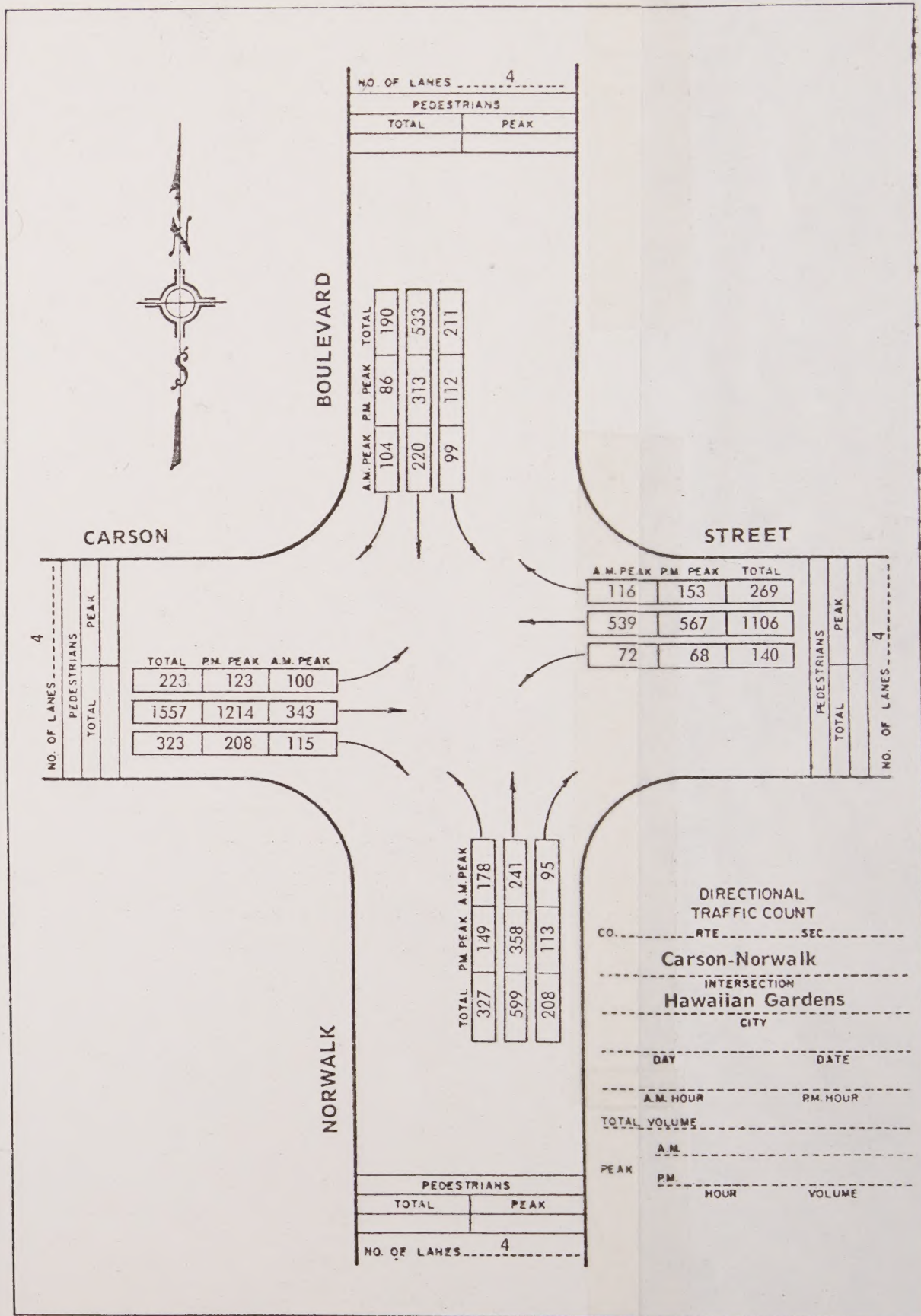
EAST OF PIONEER BOULEVARD

EAST OF NORWALK BOULEVARD

WEST OF BLOOMFIELD AVENUE

HOURLY ENDING	Hourly Volume		Percent of Daily	Hourly Volume		Percent of Daily	Hourly Volume		Percent of Daily
	East	West		East	West		East	West	
1:00 A.M.	420	140	1.59	200	100	1.11	245	163	1.51
2:00	300	70	1.05	185	60	0.90	165	68	0.86
3:00	105	60	0.47	40	45	0.31	55	34	0.33
4:00	90	70	0.45	15	45	0.22	45	48	0.36
5:00	60	95	0.44	10	80	0.33	20	74	0.35
6:00	115	420	1.52	65	310	1.39	65	324	1.45
7:00	300	1250	4.40	185	1050	4.56	240	894	4.22
8:00	660	1400	5.84	375	1140	5.60	455	1034	5.54
9:00	700	990	4.79	485	830	4.86	415	724	4.24
10:00	820	880	4.82	535	720	4.64	490	674	4.33
11:00	860	860	4.87	650	710	5.02	685	744	5.31
12:00 NOON	1000	850	5.24	730	760	5.50	890	884	6.60
1:00 P.M.	1080	990	5.86	870	780	6.09	830	834	6.19
2:00	1020	975	5.65	755	820	5.82	930	904	6.82
3:00	1220	1085	6.54	825	1340	8.00	720	928	6.13
4:00	1600	1170	7.86	1070	960	7.50	1050	1064	7.86
5:00	2060	1075	8.88	1465	870	8.62	1385	874	8.40
6:00	1930	915	8.06	1440	810	8.31	1450	794	8.35
7:00	1310	860	6.15	1070	670	6.43	738	743	5.50
8:00	980	635	4.72	725	570	4.78	585	563	4.27
9:00	720	490	3.43	495	440	3.45	585	453	3.86
10:00	680	390	3.03	435	270	2.60	455	343	2.97
11:00	540	350	2.52	355	300	2.42	335	364	2.60
12:00	370	270	1.82	245	170	1.53	240	284	1.95
24 HOUR TOTAL	18,960	16,300	100.00%	13,225	13,850	100.00%	13,073	13,818	100.00%

VEHICLE
VOLUME



VEHICLE VOLUME COUNT

Week Day ... Thurs.
Length ... 8 Hrs.
Weather ... Clear
Road Surface ... Dry

Town
Hawaiian Gardens
Location
Carson-Norwalk

Norwalk Blvd. South-Bound					Carson St. West-Bound					Carson St. East-Bound					Norwalk Blvd. North-Bound				
Time Periods By Half Hour	L	T	R	Hourly Total	R	T	L	Hourly Total	L	T	R	Hourly Total	L	T	R	Hourly Total	Total All Dir.		
6:00-6:30	8	31	35		14	444	2		6	58	12		53	45	14				
6:30-7:00	11	66	31		23	476	10		13	123	16		71	50	19				
7:00-7:30	10	65	32	182	29	521	11	969	19	197	27	228	64	99	20	258	1637		
7:30-8:00	25	112	42		39	517	19		25	198	29		71	102	26				
				286				1136				495				442	2359		
11:00-11:30	63	142	70		75	367	45		42	254	56		90	117	48				
11:30-12:00	36	78	34		41	172	27		58	289	59		88	124	47				
12:00-12:30	46	124	53	423	53	282	39	727	49	296	66	758	73	139	35	514	2422		
12:30-1:00	49	151	52		52	264	32		65	285	63		79	142	41				
1:00-1:30	44	146	52	475	66	272	37	722	71	262	68	824	92	157	41	509	2530		
1:30-2:00	46	135	45		52	286	22		47	312	85		96	156	37				
				468				735				845				579	2627		
4:00-4:30	58	159	39		73	331	34		62	566	91		75	175	49				
4:30-5:00	54	154	47		80	236	34		61	648	117		74	183	64				
5:00-5:30	53	170	54	511	74	291	35	788	61	647	90	1545	67	174	72	620	3464		
5:30-6:00	33	135	35		65	234	34		40	568	109		71	149	52				
6:00-6:30	39	135	57	480	67	206	24	733	66	450	97	1515	94	155	37	585	3313		
6:30-7:00	35	135	40		45	247	36		48	360	75		81	113	44				
				441				625				1096				524	2686		
TOTALS	610	1938	718	3266	848	5146	441	6435	733	5513	1060	7306	1239	2146	646	4031	21,038		

TRAFFIC SIGNAL SYSTEM

A thorough and complete traffic signal system study has been conducted for the City of Hawaiian Gardens in cooperation with the State of California, Business and Transportation Agency, Office of Traffic Safety, the National Traffic Safety Administration, and the U.S. Department of Transportation, Federal Highway Administration. The work was primarily conducted under City staff supervision by Willdan Associates of Cerritos and Anaheim, California.

The study has been published and submitted to the City Council, and should be adopted as a complete section of this General Plan Circulation Element.

TRAFFIC ENGINEERING SURVEY

In order to permit Radar Enforcement, the Sheriff requested that an engineering survey be conducted, as prescribed by the Vehicle Code on ten (10) streets within the City limits. To comply, it was necessary to obtain radar speed checks at various locations where previous data was not available or where changes to abutting development, roadway improvements, etc. made previously gathered data questionable. The following streets were surveyed taking into consideration alignment, street width, and abutting development.

1. Norwalk Boulevard-Centralia Road to 226th Street.
2. Bloomfield Avenue-Carson Street to + 600 feet north of Carson Street.
3. Pioneer Boulevard-Carson Street to 215th Street.
4. Carson Street-Pioneer Boulevard to Bloomfield Avenue.
5. 214th Street-Claretta Avenue to Elaine Avenue.
6. 215th Street-Pioneer Boulevard to Elaine Avenue.
7. 219th Street-Norwalk Boulevard to Pioneer Boulevard.
8. 223rd Street-Norwalk Boulevard to Pioneer Boulevard.

9. 226th Street-Norwalk Boulevard to east of Claretta Avenue.

10. Belshire Avenue-Carson Street to 226th Street.

NORWALK BOULEVARD

Norwalk Boulevard from Centralia Road to Carson Street is 60 feet wide with curbs and sidewalks striped for four lanes of traffic with parking permitted. The abutting development is commercial. The posted speed limit is 30 Miles Per Hour.

Norwalk Boulevard from Carson Street to 226th Street is mostly improved with curbs and sidewalks also providing four lanes of traffic with parking permitted. A painted median island is provided southerly from 223rd Street. The abutting development is commercial. The posted speed limit is 30 Miles Per Hour.

Traffic signal control is provided at Centralia Road, at 214th Street, at Carson Street and at 223rd Street.

BLOOMFIELD AVENUE

Bloomfield Avenue from Carson Street to + 600 feet north of Carson Street is 84 feet wide, striped for four lanes with parking permitted. There is a painted median and the posted speed limit is 40 Miles Per Hour. The east side development is multi-unit residential (apartments). The west side is vacant at this time. Traffic signals are installed at Carson Street. The City of Lakewood assumes jurisdiction north from the point + 600 feet north of Carson Street.

PIONEER BOULEVARD

The City of Hawaiian Gardens has jurisdiction only over the easterly 10 feet of roadway (curb parking lane) from Carson Street to 215th Street. The remainder of the roadway is in the City of Lakewood. The roadway is divided being constructed to a

width of 84 feet between curbs. The abutting development is commercial. The posted speed limit is 35 Miles Per Hour.

Pioneer Boulevard from Carson Street to the south City boundary south of 223rd Street is shared with the City of Long Beach. The west side of the roadway (Long Beach is vacant and unimproved. The east side (Hawaiian Gardens) is essentially residential with a small neighborhood park occupying the northeast corner at 223rd Street. This portion of Pioneer Boulevard is a two-lane roadway with a 25 Miles Per Hour posted speed limit.

Signals operate at 215th Street, Carson Street and at the 605 Freeway off-ramp + 150 feet south of Carson Street.

Pioneer Boulevard north of Carson Street is a U.T.C. study route.

CARSON STREET

Carson Street is a divided major highway consisting entirely of commercial development. Each roadway provides two lanes of traffic with parking permitted. The speed limit is 40 Miles per Hour. Signals are now operating at Pioneer Boulevard, Juan Avenue, Norwalk Boulevard and at Bloomfield Avenue. Signals are now under construction at Violeta Avenue under City Contract with completion expected by mid-June. Carson Street is a U.T.C. study route.

214th STREET

214th Street from Norwalk Boulevard to Elaine Avenue is 40 feet wide with curbs and sidewalks. The Billy Milford Park and City recreation facilities are on the north side of the roadway. The south side is residential. The street is striped for two lanes of traffic with parking permitted and has a posted 25 Miles Per Hour speed limit.

From Norwalk Boulevard to Claretta Avenue the pavement width is 30 feet with curbs and walks, consisting entirely of residential development. This portion has no posted speed limit. Signals are installed at Norwalk Boulevard.

215th STREET

215th Street from Pioneer Boulevard to Elaine Avenue is 48 feet wide with curbs and sidewalks, striped for two lanes with parking permitted. A 25 Miles Per Hour speed limit is posted. The north side, from Pioneer Boulevard to + 600 feet easterly, is in the City of Lakewood. The Bloomfield City Park and the Killingsworth Intermediate School occupy the north side of the street. Signals operate at Pioneer Boulevard.

219th STREET

219th Street from Norwalk Boulevard to Pioneer Boulevard is 40 feet wide, striped for two lanes with parking permitted. The roadway has a posted 25 Miles Per Hour speed limit. The development is residential with the Bloomfield School located near Norwalk Boulevard. "Stop" signs are installed on 219th Street at Norwalk Boulevard and at Pioneer Boulevard. Four-way stop control is established at Juan Avenue.

223rd STREET

223rd Street from Norwalk Boulevard to Pioneer Boulevard is a two-lane roadway, 36 feet wide with curbs and sidewalks. The development is residential. The Furgeson Elementary School is located at the northwest corner of Elaine Avenue. This portion of 223rd Street has a posted speed limit of 25 Miles Per Hour. There is a "Stop" sign on 223rd Street at Pioneer Boulevard. Four-way stop control is established at Elaine Avenue. Traffic signals are installed at Norwalk Boulevard.

223rd Street east of Norwalk Boulevard is 30 feet wide with curbs and sidewalks, developed residentially. An alternating

pattern of "Stop" signs has been installed preventing the gathering of adequate speed check data.

226th STREET

226th Street east of Norwalk Boulevard is 36 feet wide with curbs and sidewalks. The development is residential. The Hawaiian Elementary School is on the south side opposite Claretta Avenue. 226th Street is a dead-end street at the west side of the Coyote Creek Flood Control Channel. The City of Long Beach has jurisdiction over the southerly 20 feet from Norwalk Boulevard to Cortner Avenue, the west side of the Hawaiian School. There is a "Stop" sign on 226th Street at Norwalk Boulevard.

BELSHIRE AVENUE

Belshire Avenue from 214th Street to Carson Street is 36 feet wide, consisting essentially of residential development.

From Carson Street to 221st Street the pavement width is 40 feet with curbs and sidewalks. The development is essentially residential with commercial at Carson Street. Four-way stop control is established at 221st Street. An alternating pattern of "Stop" signs is established south of 221st Street preventing the gathering of adequate speed check data. Traffic volumes on Belshire Avenue north of 221st Street are also light and representative data is difficult to obtain.

The following pages contain a summary of speed check data used in completing this survey. The summary sheet contains the existing posted or Vehicle Code prima facie speed limit and the recommended change, if any. If the proposed new postings and suggested present speed limit changes are adopted by the City, it would be recommended that the Sheriff be instructed to apply rigid enforcement throughout the City.



TRAFFIC FLOW SPEED RATES

STREET	LIMITS	POSTED SPEED LIMIT	VEH. CODE Prima Facie *	AVERAGE SPEED	85TH PERCENTILE	10 MILE PACE	RECOMMENDED SPEED
Norwalk Boulevard	Centralia Road to Carson Street	30	25	37	41	31-41	35
	Carson Street to 223rd Street	30	—	37	41	31-41	35
	223rd Street to 226th Street	30	—	35	40	32-42	35
Bloomfield Avenue	Carson Street to 600 feet	40	—	—	—	—	No Change
Pioneer Boulevard	215th Street to Carson Street	35	—	38	42	33-43	40 per UTC
	Carson Street to S-0 223rd Street	25	25	36	42	31-41	30 * * *
Carson Street	Pioneer Boulevard to Norwalk Boulevard	40	—	36	41	32-42	No Change
	Norwalk Boulevard to Bloomfield Avenue	40	—	37	42	33-43	No Change
214th Street	Claretta Avenue to Norwalk Boulevard	—	25	—	—	—	Post 25 Veh. Code Prima Facie
	Norwalk Boulevard to Elaine Avenue	25	25	29	34	25-35	30
215th Street	Elaine Avenue to Pioneer Boulevard	25	25 (in school zone)	31	36	27-37	30 * *
219th Street	Norwalk Boulevard to Pioneer Boulevard	25	25	27	32	23-33	No Change
223rd Street	Norwalk Boulevard to Pioneer	25	25	27	32	22-32	No Change
	Norwalk Boulevard to Wardham Avenue	—	25	—	—	—	Post 25 Veh. Code Prima Facie
226th Street	Norwalk Boulevard to E-0 Claretta Avenue	—	25	—	—	—	Post 25 * * * Veh. Code Prima Facie
Belshire Avenue	214th Street to Carson Street	—	25	—	—	—	Post 25 Veh. Code Prima Facie
	Carson Street to 226th Street	—	25	—	—	—	Post 25 Veh. Code Prima Facie

* If applicable

* * In cooperation with City of Lakewood

* * * In cooperation with City of Long Beach

INTER-CITY MILEAGE TABLE

APPROXIMATE MILEAGE BETWEEN COMMUNITIES WITHIN SOUTHEAST LOS ANGELES COUNTY

	Artesia	Bell	Bellflower	Bell Gardens	Boyle Heights	Carson	Cerritos	Commerce	Compton	Cudahy	Downey	Downtown - Los Angeles	East Los Angeles	Hawaiian Gardens	Highland Park	Huntington Park	Lakewood	La Mirada	Long Beach	Lynwood	Maywood	Montebello	Norwalk	Paramount	Pico Rivera	San Pedro	Santa Fe Springs	Signal Hill	South Gate	Vernon	Watts	Whittier	Wilmington	
Artesia.....	● 15	5	9	19	14	3	17	12	15	5	24	12	6	24	13	6	7	13	11	10	12	3	6	8	21	5	15	10	13	11	9	17		
Bell.....	15	● 8	3	11	22	19	4	7	3	5	15	6	14	15	3	12	14	17	4	2	9	12	10	9	30	15	15	3	5	5	15	24		
Bellflower.....	6	11	● 9	22	16	9	13	10	10	6	23	18	10	24	14	4	13	15	9	15	17	7	3	15	22	10	12	10	17	11	13	22		
Bell Gardens.....	9	3	9	● 12	19	17	4	10	3	4	13	8	19	19	6	15	17	21	9	4	9	13	8	10	25	9	18	5	8	8	13	25		
Boyle Heights.....	19	11	22	12	● 27	27	7	17	12	15	4	4	28	10	7	25	24	32	15	10	8	17	18	14	38	16	29	15	6	15	16	30		
Carson.....	14	22	16	19	27	● 17	23	10	19	19	23	26	16	36	20	15	30	12	15	23	27	20	15	29	11	24	11	18	21	12	32	4		
Cerritos.....	3	19	9	17	27	17	● 16	20	17	13	26	22	2	35	26	6	13	15	17	20	20	7	11	17	29	10	11	18	23	21	17	20		
Commerce.....	17	4	13	4	7	23	16	● 14	5	9	10	6	19	21	6	15	17	25	9	2	6	13	11	8	30	9	20	8	8	12	12	26		
Compton.....	12	7	10	10	17	10	20	14	● 9	13	14	18	22	23	12	15	21	22	6	13	21	16	10	19	22	17	21	8	10	3	23	15		
Cudahy.....	15	3	10	3	12	19	17	5	9	● 5	12	9	17	22	5	13	17	20	6	4	11	16	9	12	28	11	18	4	8	8	15	23		
Downey.....	5	5	6	4	15	19	13	9	13	5	● 18	13	15	24	10	8	13	20	7	9	13	10	5	9	28	6	15	8	14	12	13	23		
Downtown - Los Angeles.....	24	15	23	13	4	23	26	10	14	12	18	● 7	28	7	8	22	25	32	16	10	12	23	21	17	34	20	31	10	6	14	20	27		
East Los Angeles.....	12	6	18	8	4	26	22	6	18	9	13	7	● 23	16	10	19	20	27	13	8	4	18	17	11	36	16	24	13	9	16	12	30		
Hawaiian Gardens.....	6	14	10	19	28	16	2	19	22	17	15	28	23	● 36	24	8	13	16	18	21	23	7	14	18	25	11	11	21	23	21	15	20		
Highland Park.....	24	15	24	19	10	36	35	21	23	22	24	7	16	36	● 17	31	33	38	24	19	17	30	29	25	41	25	36	19	15	22	25	38		
Huntington Park.....	13	3	14	6	7	20	26	6	12	5	10	8	10	24	17	● 18	22	21	8	4	11	18	16	13	30	15	22	3	3	8	17	23		
Lakewood.....	6	12	4	15	25	15	6	15	15	13	8	22	19	8	31	18	● 15	14	11	15	19	9	6	15	23	12	9	14	17	15	18	19		
La Mirada.....	7	14	13	17	24	30	13	17	21	17	13	25	20	13	33	22	15	● 28	17	18	16	6	14	11	36	9	24	18	22	19	7	32		
Long Beach.....	13	17	15	21	32	12	15	25	22	20	20	32	27	16	38	21	14	28	● 17	25	29	20	15	30	10	26	5	20	25	20	32	7		
Lynwood.....	11	4	9	9	15	15	17	9	6	6	7	16	13	18	24	8	11	17	17	● 8	15	13	6	15	24	13	15	6	10	5	19	18		
Maywood.....	10	2	15	4	10	23	20	2	13	4	9	10	8	21	19	4	15	18	25	8	● 9	16	12	11	32	12	21	5	5	10	14	26		
Montebello.....	12	9	17	9	8	27	20	6	21	11	13	12	4	23	17	11	19	16	29	15	9	● 17	15	6	38	13	25	14	15	18	8	31		
Norwalk.....	3	12	7	13	17	20	7	13	16	16	10	23	18	7	30	18	9	6	20	13	16	17	● 9	13	32	6	17	19	24	18	11	25		
Paramount.....	6	10	3	8	18	15	11	11	10	9	5	21	17	14	29	16	6	14	15	6	12	15	9	● 13	22	11	10	10	16	10	17	18		
Pico Rivera.....	8	9	15	10	14	29	17	8	19	12	9	17	11	18	25	13	15	11	30	15	11	6	13	13	● 37	5	23	14	16	18	5	33		
San Pedro.....	21	30	22	25	38	11	29	30	22	28	28	34	36	25	41	30	23	36	10	24	32	38	32	22	37	● 34	14	27	29	21	41	6		
Santa Fe Springs.....	5	15	10	9	16	24	10	9	17	11	6	20	16	11	25	15	12	9	26	13	12	13	6	11	5	34	● 21	12	17	15	9	29		
Signal Hill.....	15	15	12	18	29	11	11	20	21	18	15	31	24	11	36	22	9	24	5	15	21	25	17	10	23	14	21	● 18	24	19	26	9		
South Gate.....	10	3	10	5	15	18	18	8	8	4	8	10	13	21	19	3	14	18	20	6	5	14	19	10	14	27	12	18	● 8	6	17	28		
Vernon.....	13	5	17	8	6	21	23	8	10	8	14	6	9	23	15	3	17	22	25	10	5	15	24	16	16	29	17	24	8	● 9	20	23		
Watts.....	11	5	11	8	15	12	21	12	3	8	12	14	16	21	22	8	15	19	20	5	10	18	18	10	18	21	15	19	6	9	● 22	15		
Whittier.....	9	15	13	13	16	32	17	12	23	15	13	20	12	15	25	17	18	7	32	19	14	8	11	17	5	41	9	26	17	20	22	● 27		
Wilmington.....	17	24	22	25	30	4	20	26	15	23	23	27	28	30	20	38	23	19	32	7	18	26	31	25	18	33	6	29	9	28	23	15	●	

* Approximate distances between central business districts in each community.

Source: Research Department, Security Pacific National Bank.

HOUSING ELEMENT

The character of a city is largely the result of the quality of housing: what kinds of dwelling units are built, where they are built, how they are used, and how they are maintained. This section of the General Plan explores the quality of housing in the City of Hawaiian Gardens, and the role of the City government in shaping the residential environment.

The Hawaiian Gardens General Plan calls for housing element goals in conformance with the guidelines of the State of California. These goals include: (1) the promotion of adequate housing for all persons regardless of income, race, age, ethnic background, or religious affiliation; (2) the provision of open housing selection by location, type, price and tenure; and (3) open and free choice of housing for all.

The land use element of the General Plan has described the residential development patterns that currently exist, and is recommended for future development. These residential facility patterns are included as part of this General Plan's housing element.

The primary goal of the City of Hawaiian Gardens is to insure and encourage the maintenance of dwellings in the community with a variety of costs, design, type and location, which provides for the fulfillment of housing needs for all local residents. It is for this reason that various areas of the community have been recommended for single family, limited multiple residential, and unlimited residential development in the General Plan's land use element.

Adequate housing for all families or individuals residing in the City of Hawaiian Gardens, who live at a poverty level, low and moderate income level, or high income level, should be provided, with a minimum concentration of any one type in any one area. The private sector should be encouraged to provide housing for all segments of the community.

Principles of urban conservation and redevelopment should be fully explored to promote the elimination of deteriorating and substandard dwelling units, and other physical and socially blighted conditions. The City has maintained an excellent property rehabilitation program conducted under local building code enforcement. These efforts should be maintained, and other areas and avenues explored.

Necessary public services, including, but not limited to, utilities, streets,

transportation, protective services, waste removal, and education, should be adequately provided in a convenient manner to all dwelling units in the City. It is the City's stated policy that every attempt should be made to provide equal public services to all portions of the community.

An open housing policy is another staged goal of this General Plan. Provisions for equal opportunity for adequate housing for all residents, regardless of race, color, creed, age, national origin, or ethnic group is a stated goal. Discrimination will not be tolerated by local governmental authorities, who will maintain maximum involvement in planning, developing, producing, and protecting an adequate housing supply for local residents. Regional trends that may reduce local housing supply will bring local governmental assistance to those in need for adequate relocation provisions and assistance.

Intergovernmental cooperation is essential in the metropolitan housing

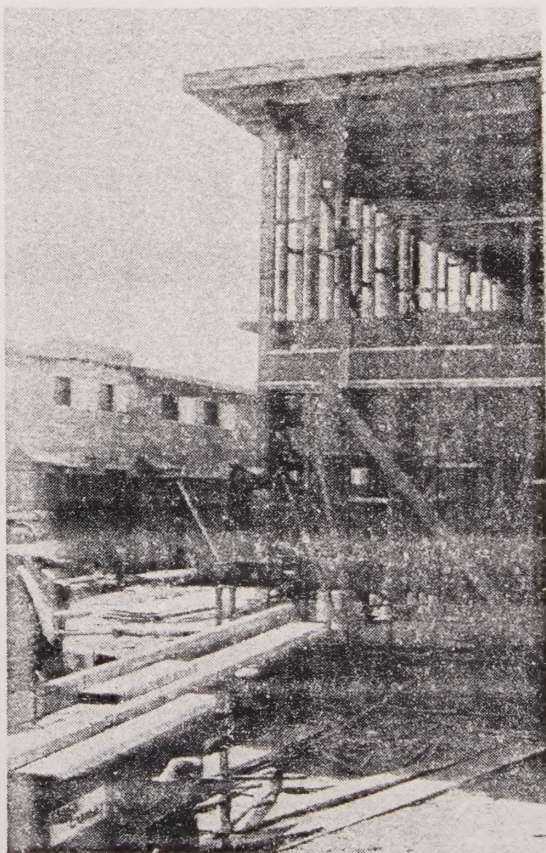
market, and solutions to housing problems are likely to be impossible unless considered area-wide. Changes in the housing opportunities in one city will inevitably have impact on conditions in other neighboring communities.

This General Plan recognizes that wide ranges of housing types, densities and economic levels are presently available in the communities adjoining the City of Hawaiian Gardens. It also recognizes the potentials of this housing resource, and is in agreement with the General Plans of the surrounding communities with respect to their housing elements. It is the intent of the City of Hawaiian Gardens Plan to compliment the land uses in the surrounding residential communities by not obstructing, but, rather complimenting those plans.

The development of an informational system to encourage housing improvements should be established. Code information, including zoning and building code standards, should be made easily available to potential property owners, developers and citizens. It is essential that the City inform local residents regarding all ordinance standards. Legal language should be interpreted for easy public understanding.

The City should assist local homeowners to obtain marketing information and to develop plan proposals to better utilize the existing parcels of land, and to stimulate ideas for improvement. Most remodeling and housing additions are made without professional advice; efforts should be made to assist homeowners in their efforts to improve their property.

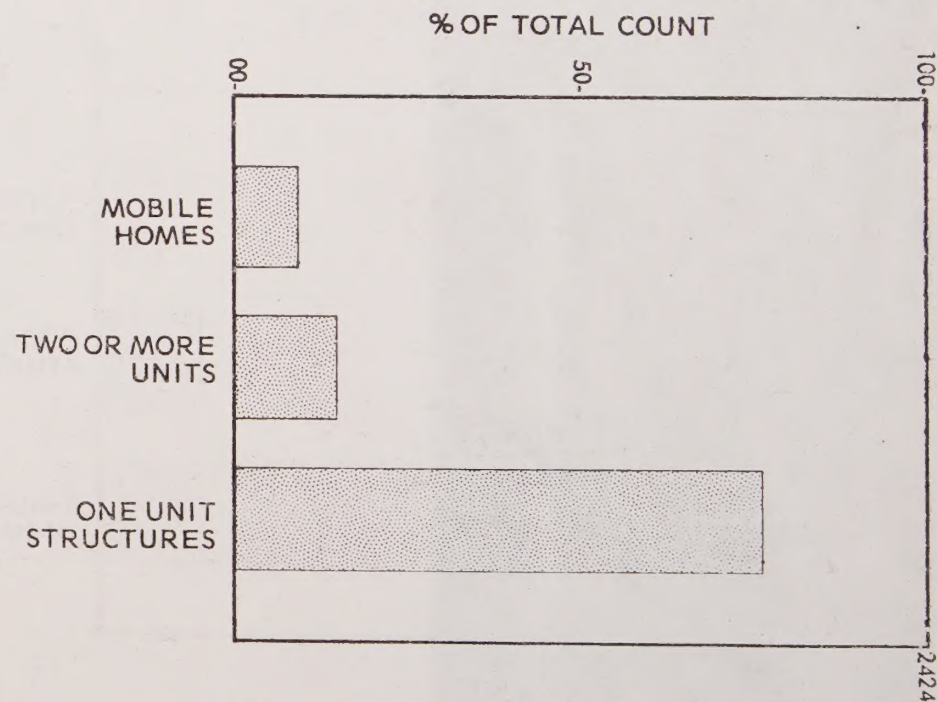
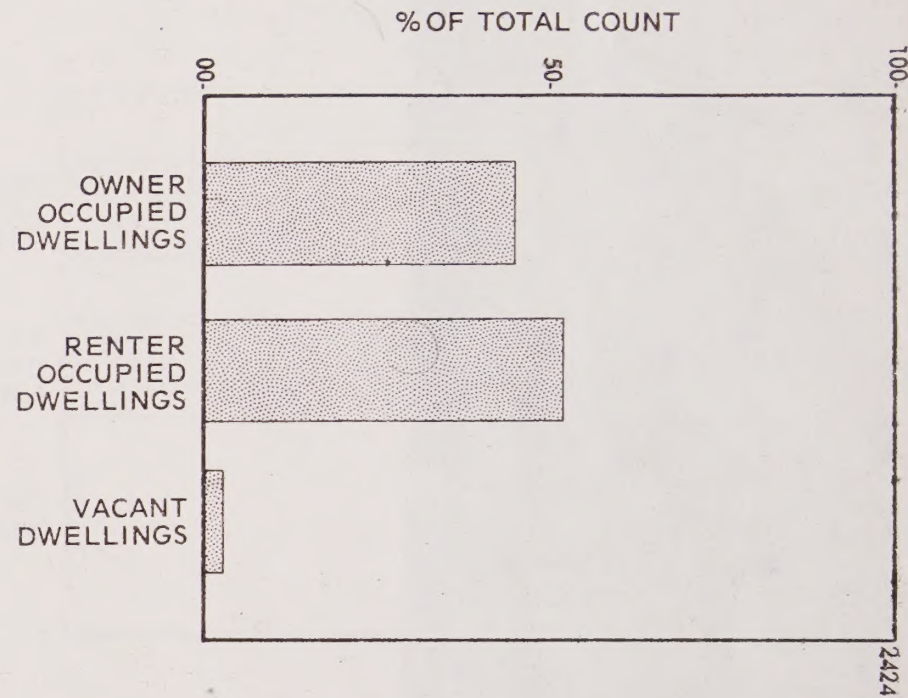
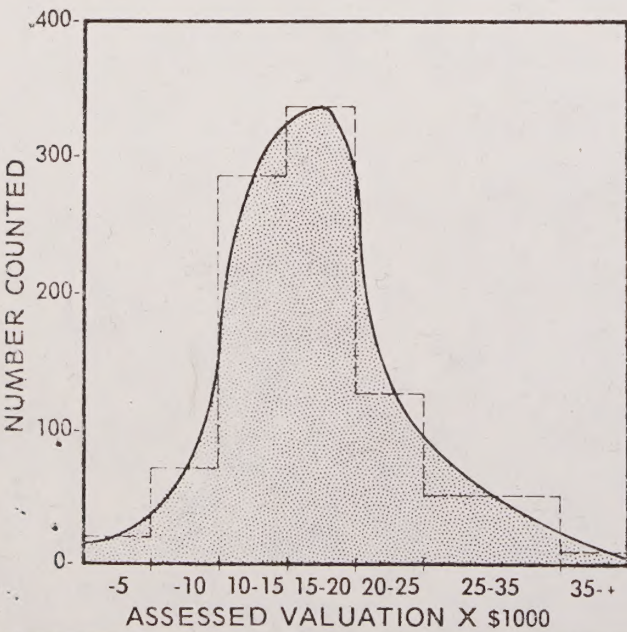
The City shall continue to maintain and insure a high level of City maintenance services in residential areas, including: garbage and trash collection, street cleaning, street maintenance, fire protection, police protection, and the provision of adequate sewerage facilities and other public utilities. These services have an important impact on the housing environment, and provide the opportunity for the City to demonstrate its commitment to high quality housing environment by maintaining high levels of service. Existing mobile home parks should receive the same high level of public services as other residential areas of the community.



Slightly more than 50% of Hawaiian Gardens residents rent their dwelling units. Absentee landlords have, in many cases, allowed their rental units to deteriorate. While the City's rehabilitation code enforcement program assists in maintaining a certain level of housing for the community, efforts should be made to encourage absentee landlords to improve, redevelop, or market their property to a buyer who will improve or redevelop. The reluctance of absentee landlords to invest in housing improvements have retarded the potential housing development in the City of Hawaiian Gardens.

Data compiled by 1970 census is shown on accompanying charts and graphs. Housing growth in Hawaiian Gardens will be primarily in the area of expanding the number of multiple residential complexes. Large untapped resources of multiple residential property exists in the community. Large lot housing developments should proliferate during the coming years.

It is recognized by this General Plan that every effort should be maintained to maximize the environmental quality of all housing facilities in the Hawaiian Gardens community. Off-street parking standards, landscaping requirements, street tree planting, underground utility projects, improved street lighting, and maintenance of a high level of public services should be held primary relative to local housing conditions.



**DISTRIBUTION OF POPULATION CHARACTERISTICS,
COMMUNITY COMPARED WITH COUNTY,
APRIL 1, 1970**

CHARACTERISTICS	HAWAIIAN GARDENS	LA COUNTY
Total Population	100.0	100.0
Population in Households	99.5	97.9
Population in Group Quarters	.5	2.1
Population Per Household	3.74	2.83
School Enrollment a	100.0	100.0
Nursery School	8.5	2.8
Kindergarten	14.3	5.8
Elementary	49.2	51.8
High School	25.2	24.3
College	2.8	15.3
Median School Years Completed	10.5	12.3
Family Income in 1969 b	100.0	100.0
Under \$1,000	5.1	2.2
\$1,000 to 1,999	4.4	2.2
2,000 to 2,999	5.3	3.3
3,000 to 3,999	7.5	4.0
4,000 to 4,999	4.4	4.2
5,000 to 5,999	7.0	4.6
6,000 to 6,999	10.3	5.2
7,000 to 7,999	11.7	5.8
8,000 to 8,999	9.5	6.1
9,000 to 9,999	8.2	6.2
10,000 to 11,999	12.2	12.5
12,000 to 14,999	7.3	15.2
15,000 to 24,999	6.7	21.3
25,000 to 49,999	.4	5.9
50,000 and Over	—	1.3
Median Family Income (\$)	\$ 7,518	\$ 10,972
Persons Employed c	100.0	100.0
Prof., Tech., & Kindred	2.5	17.1
Mgrs., & Admin., Ex. Farm	4.1	9.2
Sales Workers	5.7	7.8
Clerical & Kindred Workers	9.8	21.1
Craftsmen, Foremen	21.5	12.8
Operatives, Ex. Trans.	22.4	12.9
Trans. Equip. Operatives	5.0	3.2
Laborers, Ex. Farm	9.0	3.9
Farmers & Farm Managers	—	.1
Farm Laborers & Farm Fore.	2.6	.2
Service Workers, Ex. Hsld.	16.8	10.6
Private Household	.6	1.1
Total Employed d	100.0	100.0
Agriculture, Forest. & Fish.	—	.9
Mining	—	.3
Construction	13.9	4.5
Manufacturing	32.7	27.4
Transportation	3.9	3.5
Comm., Util., & Sanitary	2.5	3.4
Wholesale Trade	—	4.8
Retail Trade	(19.6	15.9
Finance, Ins., & Real Estate	(—	6.3
Business & Repair Service	(4.1	4.9
Personal Services	(—	4.2
Health Services	—	5.6
Educational Services	3.2	6.9
Other Prof. & Related Serv.	9.1	5.1
Public Administration	2.1	4.7
Other Industries	8.9	1.6
Residence in 1965 e	100.0	100.0
Same House as in 1970	35.3	45.4
Different House in 1970	52.9	46.1
Abroad, Moved, & Not. Rep.	11.8	8.5

CHARACTERISTICS	HAWAIIAN GARDENS	LA COUNTY
Year Moved Into Present House	NA	100.0
1969 and 1970	NA	28.2
1965 to 1968	NA	32.9
1960 to 1964	NA	17.5
1950 to 1959	NA	13.8
1949 or Earlier	NA	4.2
Always Lived Same House	NA	3.4
Age of All Persons	100.0	100.0
Under 5 Years	13.9	8.3
5 to 9	14.3	9.2
10 to 14	12.4	9.2
15 to 19	9.0	8.6
20 to 24	7.7	8.3
25 to 29	7.7	7.5
30 to 34	5.7	6.2
35 to 39	5.4	5.8
40 to 44	4.5	6.2
45 to 49	4.4	6.5
50 to 54	3.8	5.8
55 to 59	3.8	5.0
60 to 64	2.9	4.0
65 to 69	1.8	3.2
70 to 74	1.2	2.5
75 to 79	(—	1.8
80 to 84	(—	1.1
85 and Over	(1.5	.8
Median Age (Years)	20.3	29.2
a Persons 3 to 34 years old.		
b Total all families.		
c Both male and female		
d All persons employed		
e Persons 5 years old and over in 1970		

**CHARACTERISTICS OF HOUSING,
COMMUNITY COMPARED WITH THE COUNTY,
APRIL 1, 1970**

All Housing Units	2,424	2,538,910
Owner-Occupied	1,083	1,179,943
Renter-Occupied	1,258	1,252,038
Total Vacant	83	106,929
For Sale Only	7	12,330
For Rent	59	68,842
Rented or Sold, Awt. Occ.	—	7,232
Held for Occasional Use	—	7,135
Other Vacant	17	11,390
Units in Structure	2,424	2,583,137
1	1,851	1,545,951
2 or More	350	957,274
Mobile Home or Trailer	223	35,685
Value All Owner-Occupied Units	830	1,067,689
Less Than \$5,000	3	1,977
\$5,000 to 7,499	(—	4,533
7,500 to 9,999	(61	11,083
10,000 to 12,499	(—	28,604
12,500 to 14,999	(278	46,622
15,000 to 17,499	(—	85,941
17,500 to 19,999	(309	134,194
20,000 to 24,999	116	258,545
25,000 to 34,999	50	271,616
35,000 to 49,999	(—	90,678
50,000 or More	(13	\$ 24,300
Median Value (\$)		16,100

Contract Rent	1,244	1,242,754
Less Than \$30	16	8,929
\$30 to 39	1	6,455
40 to 59	25	59,069
60 to 79	161	206,199
80 to 99	329	229,103
100 to 119	(—	194,119
120 to 149	(634	256,390
150 to 199	(—	174,799
200 to 249	(—	44,452
250 or More	(58	38,520
No Cash Rent	20	24,719
Median Contract Rent (\$)	\$ 105	\$ 110
All Housing Units	100.0	100.0
Owner-Occupied	44.7	46.5
Renter-Occupied	51.9	49.3
Total Vacant	3.4	4.2
For Sale Only	.3	.5
For Rent	2.4	2.6
Rented or Sold, Awt. Occ.	—	.3
Held for Occasional Use	—	.3
Other Vacant	.7	.5
Units in Structure	100.0	100.0
1	76.4	60.9
2 or More	14.4	37.7
Mobile Home or Trailer	9.2	1.4
Value All Owner-Occupied Units a	100.0	100.0
Less Than \$5,000	.4	.2
\$5,000 to 7,499	(—	.4
7,500 to 9,999	(7.3	1.0
10,000 to 12,499	(—	2.7
12,500 to 14,999	(33.5	4.4
15,000 to 17,499	(—	8.0
17,500 to 19,999	(37.2	12.6
20,000 to 24,999	14.0	24.3
25,000 to 34,999	6.0	25.4
35,000 to 49,999	(—	12.5
50,000 or More	(1.6	8.5
Median Value (\$)	\$16,100	\$24,300
Contract Rent b	100.0	100.0
Less Than \$30	1.3	.7
\$30 to 39	.1	.5
40 to 59	2.0	4.7
60 to 79	12.9	16.6
80 to 99	26.4	18.4
100 to 119	(—	15.6
120 to 149	(51.0	20.7
150 to 199	(—	14.1
200 to 249	(—	3.6
250 or More	(4.7	3.1
No Cash Rent	1.6	2.0
Median Contract Rent (\$)	105	110

a Includes those who specified value.
b Includes those renters who specified the contract rent.

(Sources: U.S. Department of Commerce, Bureau of the Census; and Ruegg Research Associates).

**CHARACTERISTICS OF THE POPULATION,
COMMUNITY COMPARED WITH THE COUNTY,
APRIL 1, 1970**

CHARACTERISTICS	HAWAIIAN GARDENS	LA COUNTY
Total Population	8,811	7,032,075
Population in Households	8,767	6,885,867
Population in Group Quarters	44	146,208
Population Per Household	3.74	2.83
School Enrollment a	3,158	2,020,095
Nursery School	267	56,796
Kindergarten	452	117,506
Elementary	1,555	1,046,134
High School	796	491,374
College	88	308,285
Median School Years Completed	10.5	12.3
Family Income in 1969 b	2,095	1,769,331
Under \$1,000	107	38,262
\$1,000 to 1,999	92	39,491
2,000 to 2,999	110	59,195
3,000 to 3,999	157	70,690
4,000 to 4,999	93	74,425
5,000 to 5,999	146	82,064
6,000 to 6,999	215	91,902
7,000 to 7,999	246	103,449
8,000 to 8,999	198	108,723
9,000 to 9,999	172	109,220
10,000 to 11,999	256	220,690
12,000 to 14,999	153	268,669
15,000 to 24,999	141	376,204
25,000 to 49,999	9	103,884
50,000 and Over	—	22,463
Median Family Income (\$)	\$7,518	\$10,972
Persons Employed c	2,404	2,826,565
Prof., Tech., & Kindred	61	481,963
Mgrs., & Admin., Ex. Farm	98	259,663
Sales Workers	137	220,587
Clerical & Kindred Workers	236	599,373
Craftsmen, Foremen	515	362,744
Operatives, Ex. Trans.	537	363,815
Trans. Equip. Operatives	121	89,805
Laborers, Ex. Farm	217	110,209
Farmers & Farm Managers	—	2,614
Farm Laborers & Farm Fore	63	5,546
Service Workers, Ex. Hsld.	404	298,518
Private Household	15	31,728
Total Employed d	2,404	2,826,565
Agriculture, Forest. & Fish.	—	27,007
Mining	—	9,439
Construction	335	128,431
Manufacturing	788	770,904
Transportation	93	98,604
Comm., Util., & Sanitary	60	94,707
Wholesale Trade	(	137,065
Retail Trade	(470	449,202
Finance, Ins., & Real Estate	(	177,598
Business & Repair Service	(99	138,820
Personal Services	—	117,434
Health Services	—	158,949
Educational Services	76	195,685
Other Prof. & Related Serv.	219	144,748
Public Administration	51	133,468
Other Industries	213	44,405
Residence in 1965 e	7,571	6,452,169
Same House as in 1970	2,668	2,929,915
Different House in 1970	4,008	2,973,108
Abroad, Moved, & Not Rep.	895	549,146

CHARACTERISTICS	HAWAIIAN GARDENS	LA COUNTY
Year Moved Into Present House	NA	7,036,457
1969 and 1970	NA	1,975,767
1965 to 1968	NA	2,317,341
1960 to 1964	NA	1,229,641
1950 to 1959	NA	971,765
1949 or Earlier	NA	296,957
Always Lived Same House	NA	244,986
Age of All Persons	8,811	7,032,075
Under 5 Years	1,223	585,259
5 to 9	1,255	645,847
10 to 14	1,092	655,099
15 to 19	796	602,469
20 to 24	679	586,749
25 to 29	677	529,256
30 to 34	506	434,382
35 to 39	480	406,774
40 to 44	394	437,090
45 to 49	385	455,266
50 to 54	338	405,812
55 to 59	337	352,548
60 to 64	252	283,165
65 to 69	161	222,656
70 to 74	103	173,493
75 to 79	(	124,139
80 to 84	(	78,331
85 and Over	(133	53,780
Median Age (Years)	20.3	29.2

- a Persons 3 to 34 years old.
b Total all families
c Both male and female.
d All persons employed.
e Persons 5 years old and over in 1970.

Sources: U.S. Department of Commerce, Bureau of the Census; and Ruegg Research Associates.



This map illustrates the geographical layout of San Diego and its surrounding areas, including Escondido, Vista, Carlsbad, Poway, San Marcos, and San Juan Capistrano. Each city is represented by a distinct color, and its various neighborhoods and zip codes are labeled. Major freeways and the coastline are also depicted.

CONSERVATION ELEMENT

In addition to maximizing the development potential within the City of Hawaiian Gardens, one of the objectives of the City in preparing this General Plan is the conservation, development, and utilization of existing natural resources.

The City of Hawaiian Gardens is served by two water companies. The Park Water Company utilizes underground water supply. The Southern California Water Company utilizes underground water supply supplemented by resources of the Los Angeles Metropolitan Water District. The sewer and similar services to the City are furnished by other units of government, and are constructed to prevent pollution of underground and surface waters in the community.

Economic resources limit the City's ability to respond to demands for tree plantings in the community. However, over the years the City has planted a number of palm trees and other street trees. Every effort will be made to preserve and take advantage of the natural resource created with these past plantings. As economics permit, future tree planting programs will be initiated.

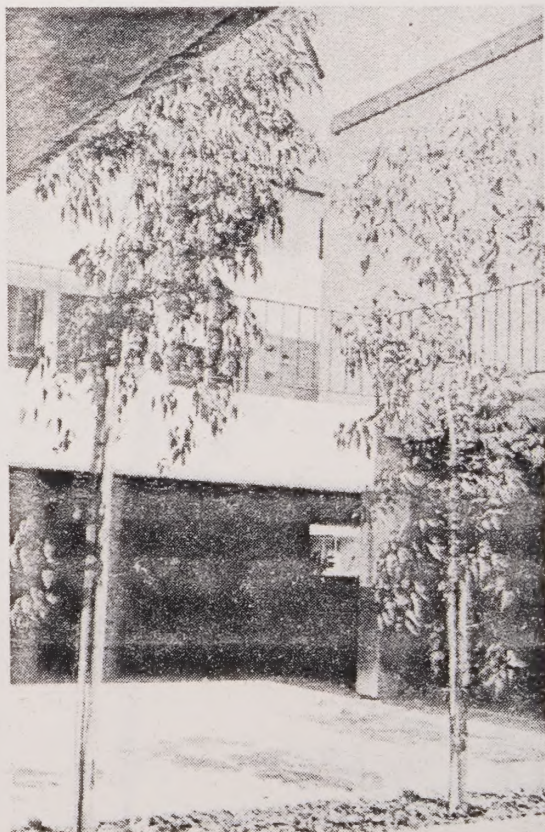
The Coyote Creek Channel provides an opportunity for landscaping and beautification in the easterly section of the City. It has already been pointed out that the Artesia-Norwalk Drain, an open channel, should be reconstructed to provide use of the ground level surface for recreational and landscaping purposes.

In the City of Hawaiian Gardens there are not sufficient quantities of open land with soil conditions suitable for economic production of food and fiber, nor is there evidence of sufficient quantities of gas, oil, or other minerals in the City. Thus, no objectives, principles, standards or plans have been developed for conservation, development and utilization of soil, minerals and other non-existent resources such as harbors, fisheries, wild life, and mountain areas.

Future park developments will be conducted in such a manner as to maximize the environmental quality and conservation of land use in Hawaiian Gardens. Every effort will be made by the local community

to assist the Air Pollution Control District in enforcing their regulations relative to the quality of air.

The environmental impact of all major projects, public or private, will be studied and considered by the City. These objectives will be pursued keeping in mind the regional environmental conditions.



OPEN SPACE ELEMENT

INTRODUCTION

The City of Hawaiian Gardens, incorporated April 9, 1964, is situated in the southeast area of Los Angeles County. Prior to its incorporation, the area surrounding what is now Hawaiian Gardens was a dairy community. Rising land values followed by higher taxes forced "high density development" of the land. Thus, with a population of 9,850 in a city of less than 1 square mile, the City of Hawaiian Gardens has little open space developed for recreation use.

OPEN SPACE DEFINED

Open space in the past has been closely related to recreation. However, certain standards promulgated by the Southern California Association of Governments have indicated that "Open Space" can also be considered as that area which provides identity and shape to the community, conserves environmental amenities, agriculture, and natural resources, and protects the public from possibly hazardous conditions (floods, unstable soil).

INVENTORY OF EXISTING OPEN SPACE

Using the broad definition of Open Space cited above, the staff of the City of Hawaiian Gardens conducted a land use inventory. A map has been prepared to illustrate existing open space within the City. Open space is classified on the maps into the following categories: City-owned open space and other agencies' open space.

A. City of Hawaiian Gardens owned "open space" at the present time, includes:

1. The City holds title to five parcels of land to be developed as Clarkdale Park during 1973 fiscal year. Total area of the park is 32,670 square feet or .75 acres.

2. The City owns and maintains Lee Ware Park. The park is approximately 69,300 square feet in area or 1.5 acres, and the City Recreation Department provides a program for the local youth.
3. The City's maintenance department is responsible for the upkeep of approximately one mile of "landscaped" traffic median islands on the City's main arterial highway, Carson Street.
4. The City has approximately 822,717 square feet in area or 18.89 acres of parkway.

B. Other agencies' open space make up the majority of the open space element of Hawaiian Gardens. They are:

1. School District Open Space: The ABC Unified School District has four school sites within the City of Hawaiian Gardens. Their net open space totals 1,978,123 square feet, or 45.4 acres. At present this land is a part of the City's recreation program providing area for activities administered by the City's Recreation Department.
2. Catholic Archdiocese of Los Angeles owns Billy Milford Park, which is 671,241 square feet or 15.4 acres in area. Presently, this park is utilized for league baseball, and football, and miscellaneous activities (e.g. kite flying) for the local youngsters.
3. California State Division of Highways owns a parcel of land that is 10,500 square feet or .24 acres in area and has leased that parcel to the City of Hawaiian Gardens for Pioneer Park, a neighborhood facility.
4. Los Angeles County Flood Control has approximately 923,950 square feet or 21.2 acres of right-of-way within the City boundaries. Future plans call for landscaping of the channels.





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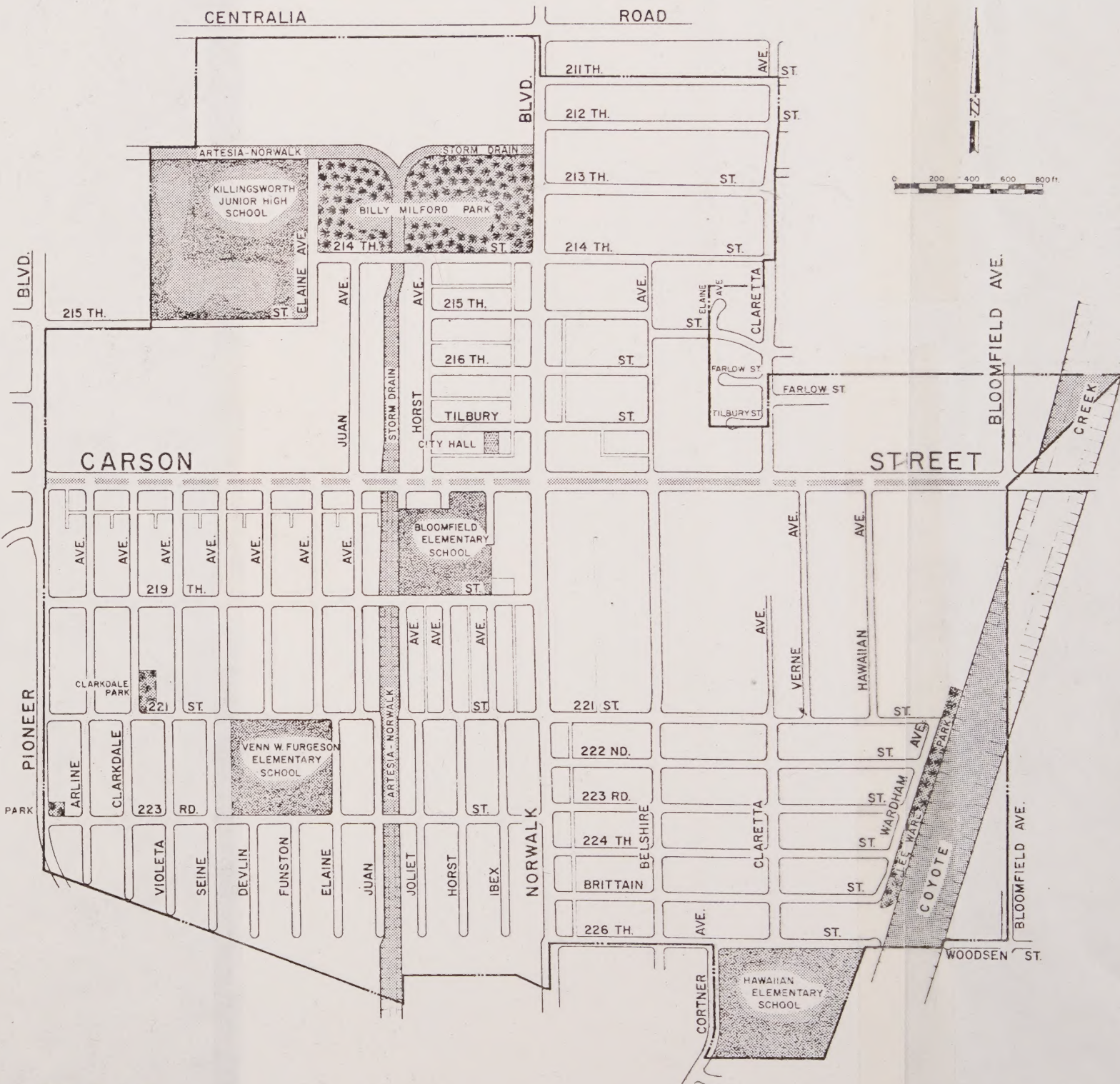
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**OPEN SPACE
ELEMENT**

OPEN SPACE EVALUATION STANDARD

The circumstances under which the City of Hawaiian Gardens was incorporated have prevented any regional recreational significance from being placed on what open space exists within the City limits. A city of .9 square miles that is almost totally developed at the time of incorporation does not have much opportunity for providing major recreational facilities. The question then becomes one of providing facilities of the community and neighborhood type that can be used by the people of the immediate area.

Plans for the development of two more neighborhood parks are currently being considered by the City of Hawaiian Gardens. Of course, availability of land and the cost of acquisition and development are two important factors to be considered. An additional consideration would be its value in terms of use by the public. A park that is attractive but unused is not returning its full potential value. By utilization of both City park property and the school sites as recreational facilities, the City currently provides sixty-three acres of recreational open space. Based on the minimum standard of 4 acres of open space per thousand people in an urbanized jurisdiction, the City of Hawaiian Gardens more than meets that requirement with 10.52 acres of open space per 1,000.

GOALS

The City's goals are based on practical availability of land within the City, and are as follows:

- A. To assure a full and accessible program of recreation facilities and programs to all segments of the community particularly the disadvantaged.
- B. To promote the development of more neighborhood parks into areas of the community currently lacking such facilities.
- C. To provide for the expansion of open space at a rate comparable to population growth.

RESPONSIBILITY

The City's primary responsibility is to provide localized facilities to meet the cultural and recreational needs of its citizens, while enhancing the visual attractiveness of the City.

The City also has an obligation to assure that planning open space will be a part of their general plan and the general plans of the County, Region and State.

The City will work to assure the availability of park and recreation resources to the maximum extent for its citizens.

Finally, cooperation with the regional council of governments (SCAG) is essential to assure the coordination of the various levels of government involved in open space planning.

IMPLEMENTATION

The implementation of such a program of growth for the City's parks and recreational facilities depends for the most part on the availability of financial resources and land. The major methods of land acquisition applicable to Hawaiian Gardens' circumstances are tax foreclosure, purchase (through utilization of grants-in-aid) or donations.

CITIZEN PARTICIPATION

Citizen participation has been and will continue to be encouraged through the planning process in which all development plans in the City are presented in public meetings. In addition, the meetings of the Park and Recreation Commission have brought local residents forward to speak relative to park and recreation facility development in Hawaiian Gardens.



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